

SOME SMALL HOUSES

Illustrated



Walter Gray Ross
Architect

SECOND EDITION REVISED AND ENLARGED

LONDON

The Homeland Association, Ltd.

15, Bedford Street, Strand, W.C.

FREDERICK WARNE & CO

London

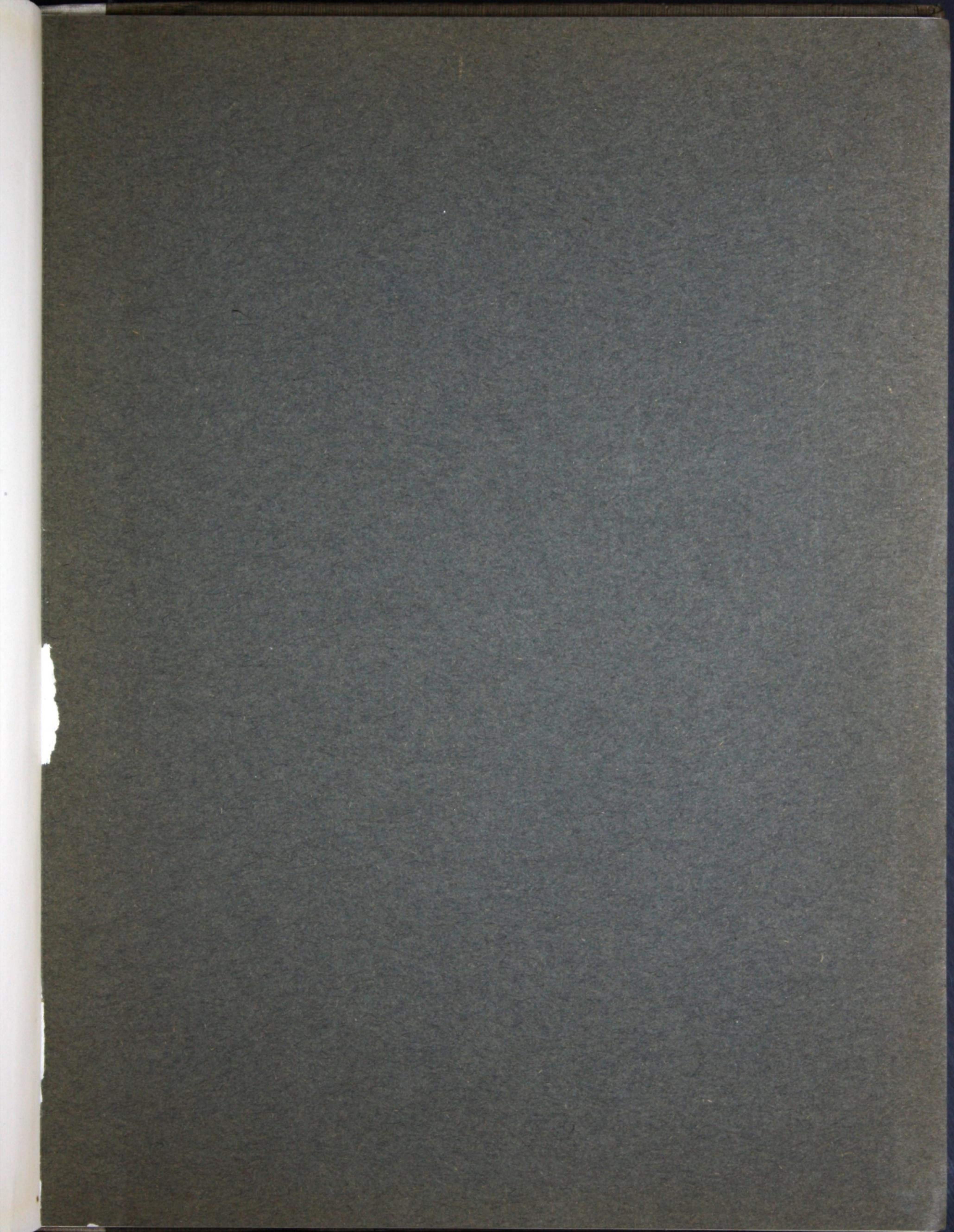
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Complete
pages 1-94

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SOME SMALL HOUSES.





PROPOSED COUNTRY COTTAGE, HORNCURCH

Accommodation :—as plans.

Elevations :—Walls red brick and white rough cast. Mansard roof covered with red sand faced tiles. Wrought iron casement windows glazed with leaded lights. Wood work painted white.

Plot :—70 ft. Cost :—£1,025.

SOME SMALL HOUSES

Illustrated

*With frontispiece in colour and
90 reproductions of photographs
and black and white drawings*

By

WALTER GRAY ROSS,

Associate of the Royal Institute of British Architects

Second Edition. Revised & Enlarged

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".....the entire vitality of Art depends upon its being either full of truth, or full of use; and..., however,..... impressive it may be in itself, it must yet be of inferior kind,.....unless it has clearly one of these main objects—either *to state a true thing*, or to *adorn a serviceable one*."

RUSKIN in "*Lectures on Art*."

PREFACE TO SECOND EDITION.

THE first edition of this book, published in the end of 1908, being exhausted, the opportunity has been taken of considerably enlarging the new edition. Several of the less interesting plates have been deleted, and their space given to later and more characteristic examples, while in addition a number of drawings and photographs have been added.

Examples of both Country and Suburban houses are included, and these vary in cost from about £200 to £2,000. All the houses illustrated have been designed, and most have been carried out by the Author in the ordinary course of practice, and none have been specially prepared for publication. In every case the designs have been thoroughly worked out to meet some definite and practical requirements, and where the houses have not yet been built the cost has been carefully estimated. All the plans will be found practical, and the information given is the result of actual experience gained in carrying out much work of this class.

The reception accorded the first edition has been most gratifying, and indicates that the endeavour to give the prospective owner an idea of what he may expect in accommodation and design for a given cost has been appreciated. It is hoped the present issue will be still more useful.

WALTER G. ROSS.

*4 Broad Street Buildings,
Liverpool Street, London, E.C.
November, 1910.*

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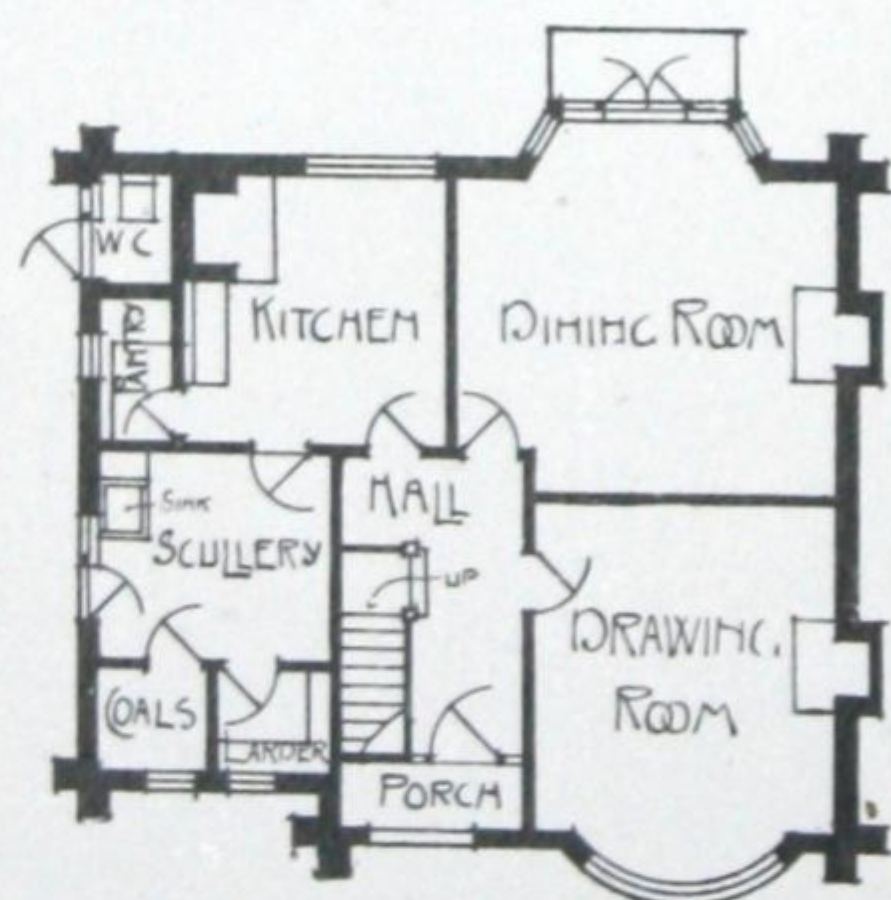
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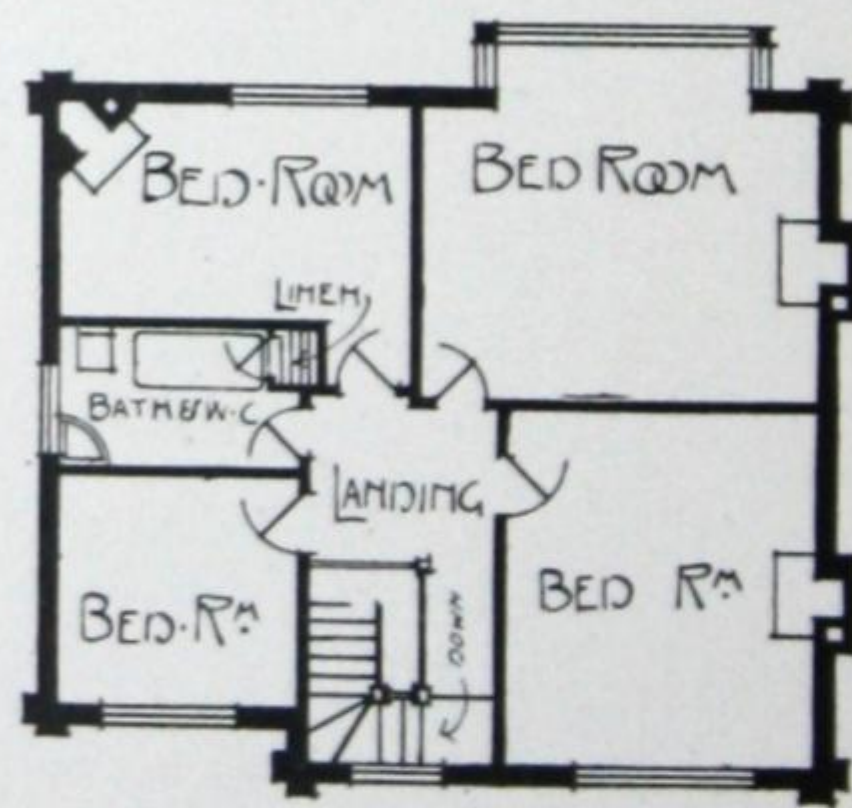
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Small Detached House.

PLANS:
GROUND AND
FIRST FLOOR.
Reception Rooms
(1) 16 ft. 6 ins. x
15 ft. 6 ins.;
(2) 16 ft. x 13 ft.
Bed Rooms
(1) 16 ft. 6 ins. x
15 ft. 6 ins.
(2) 14 ft. x 13 ft.
Plot 45 ft.
Cost £550.



For Sketch see opposite page.



Small Detached House.

Plans on last page.

SOME SMALL HOUSES.

INTRODUCTORY.

AS the greater proportion of educated people have to make their homes in small houses, it is not surprising that considerable interest is being shown in the subject, and that what is necessary and desirable in their construction and design is a topic of general interest. The wonder is that it has needed so much fostering by the Press and other Educational

Agencies to produce the existing mild enthusiasm in a subject of such vital importance to so large and influential a section of the community.

It will be generally conceded that it is possible for a small house to be a Home as opposed to merely containing one, but how few of the enormous number built fulfil the necessary conditions. Home is largely formed of personal associations, but the actual fabric has more than a material bearing on the question, and may add great enjoyment to life and be a powerful influence in moulding our appreciation of the beautiful.

The effect of environment on character and health is admitted on all hands. Our surroundings are therefore worthy of earnest thought, and every effort should be made to improve them, and any outlay in this direction is not only justifiable but a sound investment. Refined and harmonious surroundings have an uplifting and soothing effect upon us all, and afford endless enjoyment to the happy possessors of the artistic temperament. The responsibilities of proprietorship in themselves stimulate independence of thought and character, and to be the owner of a refined Home will add greatly to one's self-respect.

Susceptibility to beauty and the fitness of things in small buildings has been blunted by the success of

the Speculative Builder and his vulgar productions. The latter have long been accepted as all that is possible or even desirable in the way of small houses, and those who venture to suggest that something better is needed are still looked upon as faddists, even by some educated people. So seriously has the Speculative Builder been taken that he has, in many instances, sought and found fame and fortune in disfiguring our towns and country with rows of outrageously ugly houses repeated with endless monotony over large areas, and badly built withal. In other words, in creating neighbourhoods which can be nothing else than the slums of the future. He has taught that his operations are controlled by the law of supply and demand, while in reality greed and ignorance are at the root of the matter. His greed and the ignorance of the public. But the tide has turned,

"The old order changeth, yielding place to new."

Ruskin's precept and William Morris' practice produced a wave of thought which swept over all sections of the community, carrying with it higher ideals in the Arts and Crafts and educating the public to a better appreciation of these things. Art is no longer the luxury of the few, it is in the popular curriculum, and educated people will not tolerate the inconvenient planning, flimsy construction, and flashy decoration of

the "desirable modern residence" as provided in the past by the speculator: they demand small houses worthy to be their Homes.

What then are the essentials of such houses? They must be well planned, designed in beauty, and built with truth, and the fitness of materials for their use must have due consideration. Houses, in fact, in which things appear to be what they are; which, while quite simple, are a joy for ever, and to which we may apply Tennyson's lines,

"Through which the live-long day my soul did pass
Well pleased from room to room."

During the last few years it has been clearly demonstrated that it is possible to build such houses to meet the requirements of small and moderate incomes, and the illustrations here given shew the result of some further efforts in this direction.

A few remarks on the principles and practice which influenced the plans and designs shewn may be of interest. The criticism may be made that some of the plans are not consistent with these principles. The reply to this is that a compromise has often to be made. Work has to be carried out under unfavourable conditions, and circumstances sometimes combine to

make a perfect plan impossible. This is often the case in suburban houses, which have to be built on narrow plots of ground laid out without any reference to aspect and of which the fronts and backs alone have any view. In the notes on the plates the widths of the plots given are the minimum frontage it would be desirable to build the houses on. The cost given represents a reasonable figure for the erection of the houses substantially, with good workmanship and material, and internal fittings and finish of a simple and suitable kind for the class of property. Some of the houses could be built at a lower figure if necessary. The size of the principal rooms are given, and these are measured into the bay windows where such exist.



Three Villas, Sevenoaks.

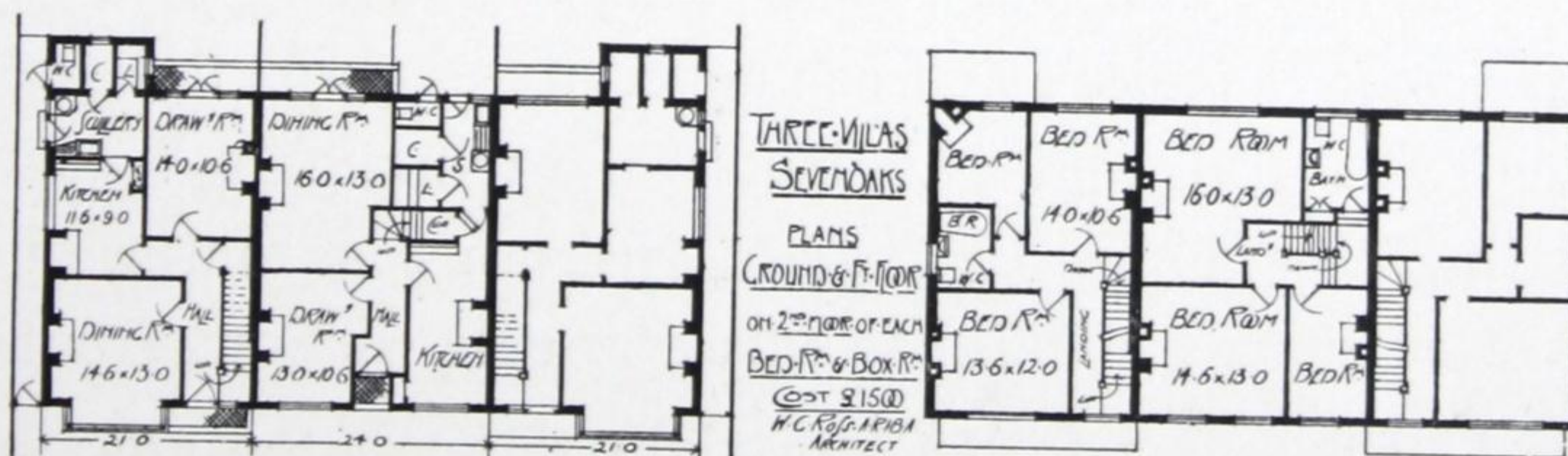
For Plans, see opposite page.

THE PLAN.

A GOOD plan is the first essential in a small house which is to give satisfaction, and it must be regulated by the site, aspect, and the owner's tastes and pocket. The object is to produce a simple and straight-forward plan, providing the required accommodation without any waste space and giving the maximum of comfort, while it can be worked with a minimum of labour. To this end the means of communication must be short, the relative position of the rooms to one another and of the doors, windows and fireplaces in the rooms to each other, must be carefully considered, and knowledge and experience brought to bear on many details.

THE HALL.

HERE the Architect has the opportunity of giving a pleasing first impression. The hall and staircase offer possibilities of characteristic treatment not found, in the same degree, elsewhere in a small house, and this should be taken full advantage of. If it is to be a Sitting Room Hall or Lounge, it must be approached from an Entrance Hall with sufficient wall-space for the necessary hall furniture, and double doors to ensure comfort in winter. It is undesirable that the traffic from the Kitchen to the front door should cross the Lounge Hall, and to prevent this the Kitchen should, where possible, open on to or be connected directly with the entrance hall as illustrated on page 78.



For Elevations, see opposite page.

THE STAIRCASE.

THIS may be outside the hall proper and separated from it by a screen, as in plan on page 61, or it may be round the hall with the first floor landing forming a gallery. This is the case in the house at Westcliff (page 78), where the hall runs up two stories, and a cosy nook is formed under the stairs. A 7" rise and 9" tread gives a comfortable stairway, and for more expensive houses 6" and 10½" will be found satisfactory. The ratio of the rise to the tread in a staircase should be such that the multiple of the height of rise and the breadth of tread in inches should be as near 63 as possible, thus 7 by 9 and 6 by 10½ each equal 63.

Winding stairs are avoided where possible, but in the smaller houses they cannot always be dispensed with.

A large mullioned window on the stairs is always an effective feature and can generally be made to light both the Hall and Landing, while thoroughly ventilating the House. In houses with an east and west aspect it is a good idea to have staircase windows front and back, so as to get sun right through the houses every day, and also be able to open the windows for

ventilation under almost any atmospheric conditions, see plans on pages 55 and 67 and others. Where the cost will admit of it a lavatory should be provided on the ground floor, and it is very convenient if this be entered from a lobby leading from the garden entrance as shewn on page 81, or in a larger house from the Cloak Room, as in plan on page 68.

RECEPTION ROOMS.

IN all the rooms it is of vital importance that the relative position of the door, windows and fireplace be right. These may be thought small matters, but they are some of the points which must be considered if the house is to be comfortable, and this point is repeated and insisted upon without apology, as expensive houses are frequently met with in which rooms are entirely spoilt by the door opening on to or at the side of the fireplace or window, thereby destroying all comfort in sitting round the fire in winter or at the open window in summer. Each room should have one good window to catch as much sun as possible, the Morning Room facing east, the Dining Room or Living Room east to south, and the Drawing Room west.

The rooms should not be square, and the window should if possible be placed on one of the long sides, secondary windows may be permissible to give light by the fireside, but these should be small, and the lower glass line should be higher from the floor than that of the main windows to allow of furniture being placed against the wall under them.

Much window makes a room cold in winter, and

reduces the wall space which is necessary for the disposal of the furniture. It greatly adds to the cheerfulness of the room if the windows are low; in the houses illustrated the lower glass line is 2' 6" above the floor, and where French Casements are introduced the glass runs to within a few inches of the floor. The fireplace should be arranged as far as possible from the door, and this often necessitates its being on the outside wall. Objection is sometimes taken to this arrangement on account of the loss of heat through the external wall, but this is more than compensated for by the increased space through being able to build the chimney outside instead of projecting into the room, and if one of the modern forms of barless grates be adopted the loss of heat up the chimney and through the external wall is not nearly so great as with the older type of stove.

The door should open so as to expose and give direct access to the largest portion of the room, and should be placed not less than 18" from any corner. When a Lounge Hall is provided it is a good plan to have double doors to the Drawing Room, one only for use in the ordinary way, while on occasion both can be thrown open, and the Drawing Room and Hall used en suite. The size of the rooms must necessarily

depend on the proposed outlay, but the Dining Room should not be less than 14 feet wide, as this just allows space for waiting round an ordinary Dining Table.

KITCHEN AND OFFICES.

THESE must be of ample size. It is poor policy in designing a house to reduce these in order to give more accommodation or style in the Hall or Reception Rooms. The comfort and well-being of all the inmates depends on efficient work being done here, and therefore space must be provided and good lighting secured. It is well where practicable to place the Kitchen, Pantry, and Dining Room en suite, as shewn on pages 58 and 83, with a Lobby leading to the Hall. This arrangement tends to prevent the smell of cooking pervading the house, and also provides a means of communication between the Kitchen, Pantry, and Dining Room, apart altogether from the Hall, which thus becomes a more comfortable and private apartment.

The Kitchen window must be at the side of the stove, so as to give a good light on the hotplate. It should face north, and in small houses where a servants' sitting room is out of the question, a secondary window should be provided, where possible, so as to catch some sun and make the Kitchen more cheerful.

If conditions are suitable and cellerage is provided, this should be used as a Coal Cellar, large enough to

take a truck of coal, with a smaller one to take Kitchen coal or coke, 11 sq. feet of floor space being allowed per ton. The Larder and Wine Cellar may also be in the basement with advantage, on account of the more equable temperature. If the Larder be on the ground floor it is imperative that the window face north, it is the only apartment in the house which must not have any sun.

BED ROOMS.

HERE again the wall space is invaluable, and while the sun and especially that from the east must be courted, it is not often expedient to have more than one window. If the windows are casements they should be in two heights, divided by a transome, the upper lights hung at top to push outward. These provide a convenient means of ventilation at night, when it is impossible to have the sidehung casements open. Care should be taken in selecting the casement fastenings, and especially the stays, as many of these cannot be rigidly fixed and therefore rattle when the casement is open in the least breeze, and cause annoyance at night. The lower glass line of the Bed Room windows should not be less than 3' 3" from the floor.

The doors should be hung so that as opened they screen the beds. To make the best of a room the bed should be placed on the long axis of the apartment. This arrangement will, in suburban houses, often bring the bed facing the window, but this is unavoidable if the most is to be made of the floor space.

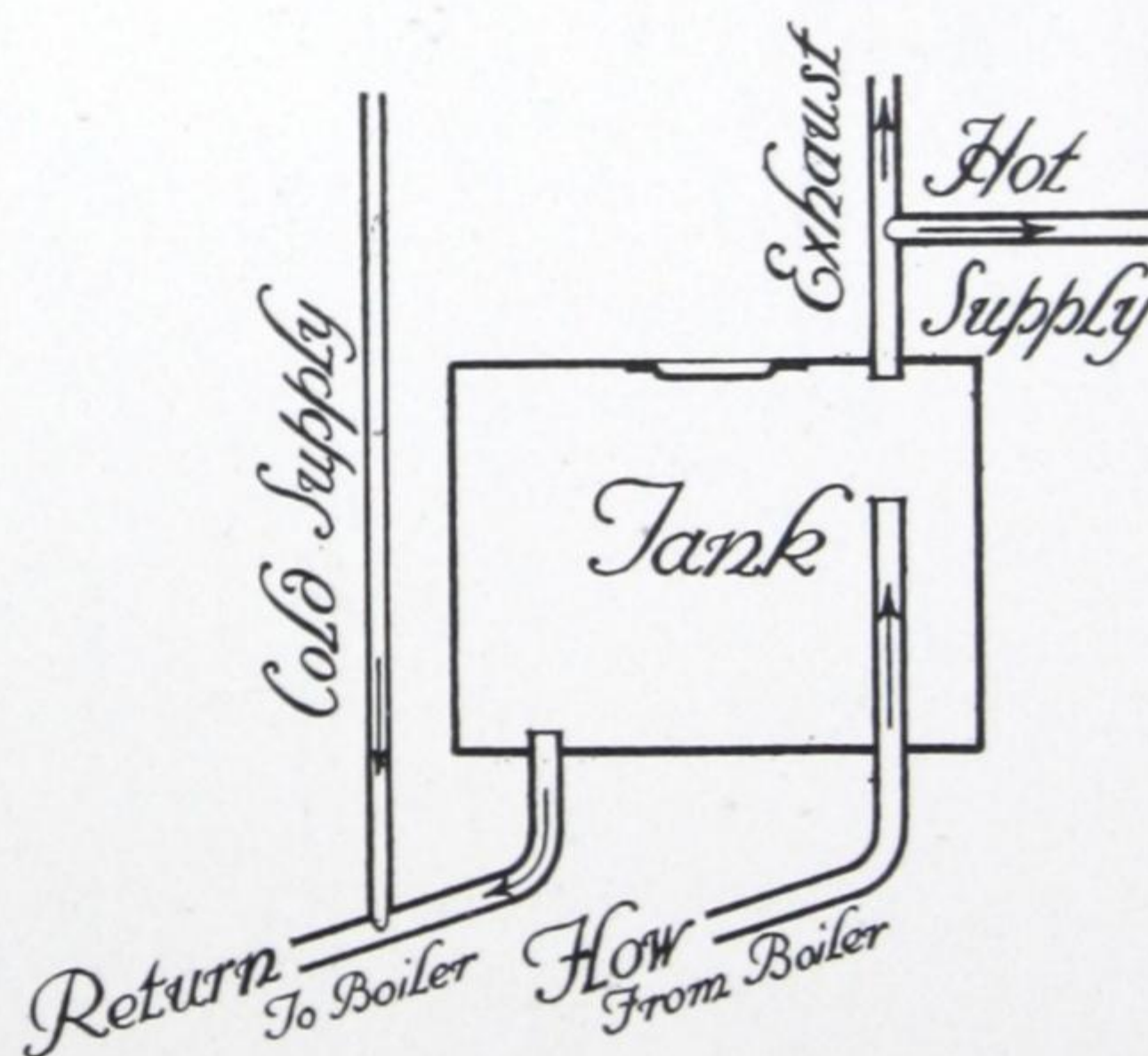
BATH ROOM.

ALL sanitary fittings must be of good quality, with a high glaze, and nothing must be used in cleaning which will damage this. This remark especially applies to Baths, and the American type of white porcelain enamelled iron sinks and lavatory basins. The Bath Room floor should be of solid concrete, finished with one of the patent jointless floors which do not feel cold to the touch, or mosaic may be substituted, and either of these may be turned up against the wall to form the skirting, without joint or angle to harbour dirt. A cheaper method is to finish it in cement and lay cork carpet in mastic. The walls should be lined with glazed tiles as high as the door, and the ceiling and frieze should be finished in Keen's cement and painted. Where strict economy must be studied the walls only need be finished in Keen's cement 5 feet high and enamelled white, this makes a sanitary and easily renovated dado. The walls, floors and ceilings of the W.C.'s and Lavatories should be treated in a similar way.

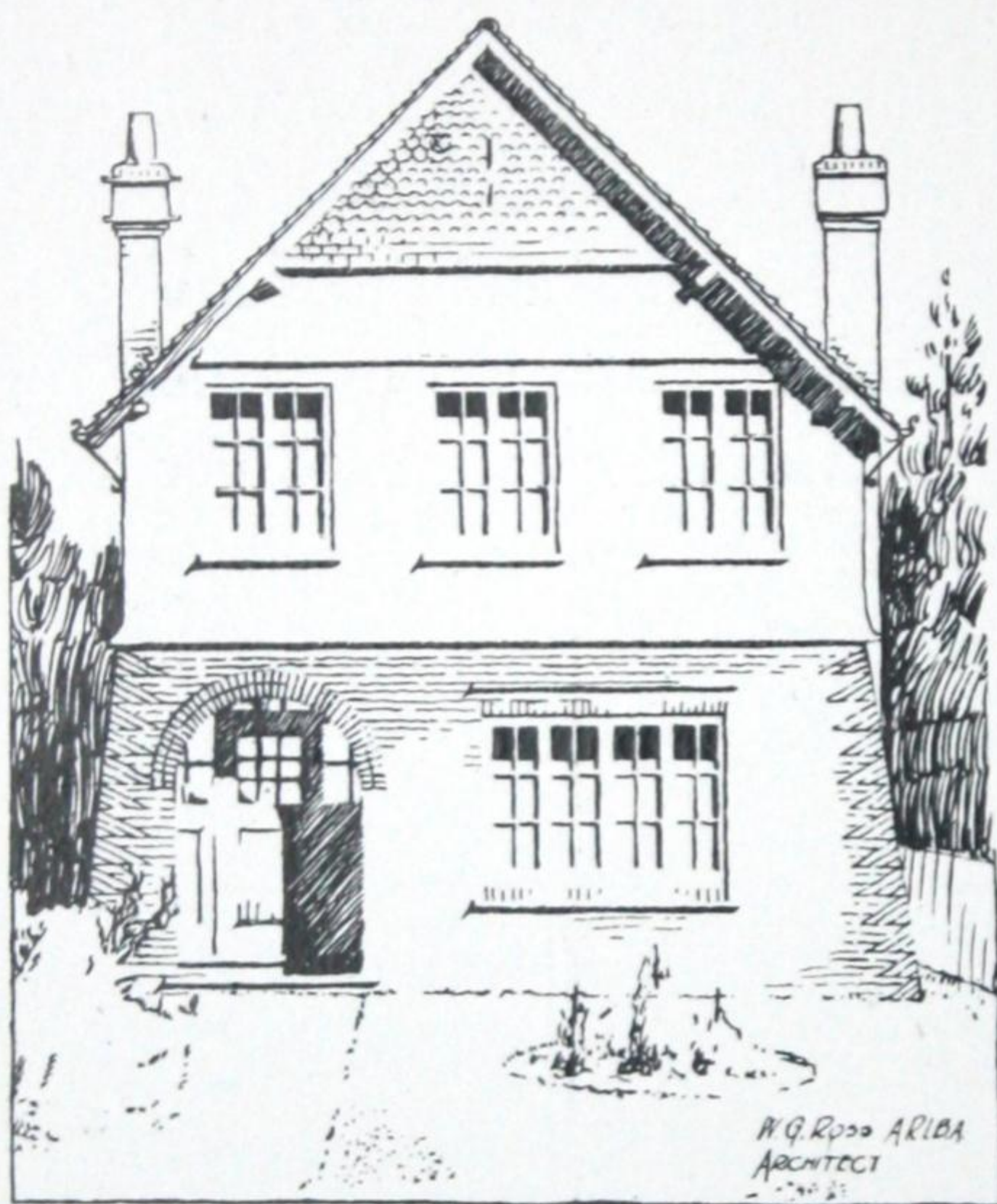
The bath should be a white porcelain enamel cast-iron Roman Bath, fitted with a shower apparatus. The Lavatory basins, Housemaid's and other sinks, should be of glazed earthenware, or the American type

of white porcelain enamelled iron similar to the bath. The wastes from all the fittings should be trapped, and the plumbing generally must be above suspicion.

The supply of hot water to the bath is a matter of great importance, and its deficiencies are not infrequently the cause of considerable annoyance in small houses. These deficiencies are generally the result of ignorance on the part of the fitter who installed the service. Provided the boiler, hot tank and pipes are of sufficient size, the points to be noted are that the "flow" and "return" pipes between the boiler and hot tank have a good rise and fall: that the flow pipe discharges into the upper half of the hot tank, and the return pipe is connected to the lower part of the tank: that the cold supply to the system enters at the lower part of the tank or even into the return pipe. The services to the bath, etc., may be taken off the "flow" pipe or from the upper part of the tank, and can often with advantage be taken off the exhaust pipe, thereby feeding the bath with all the



hottest water available. The arrangement of pipes in connection with the hot tank would be as shewn in the accompanying diagram, and where this arrangement can be adopted the maximum quantity of hot water possible to the system will be available for the bath.

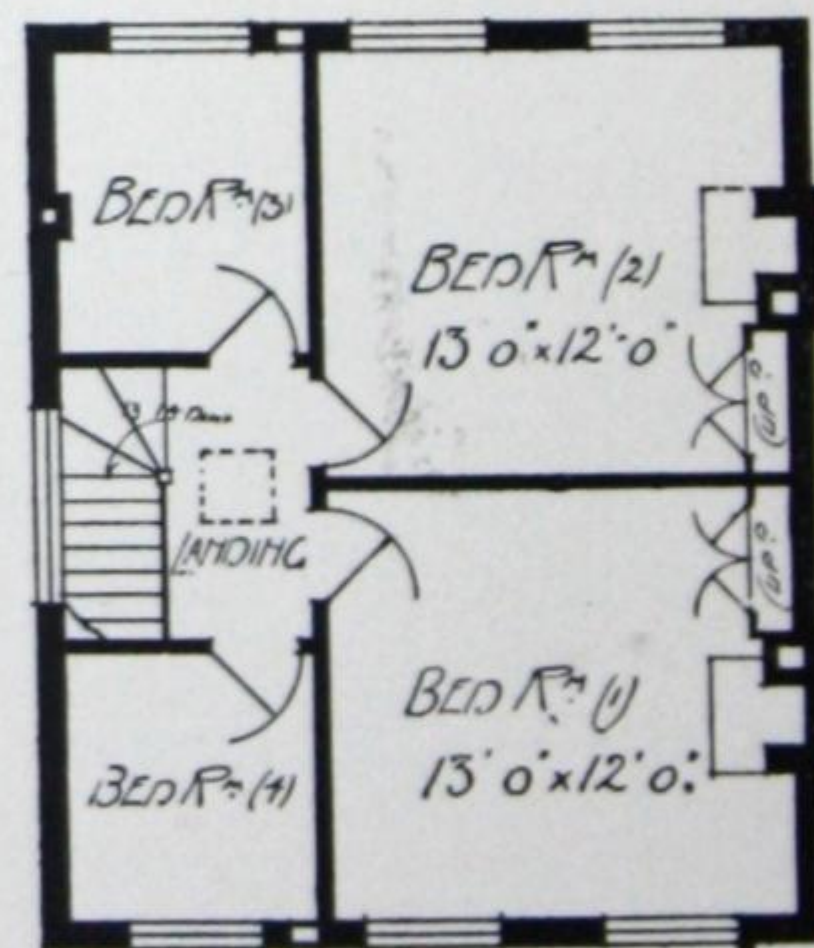
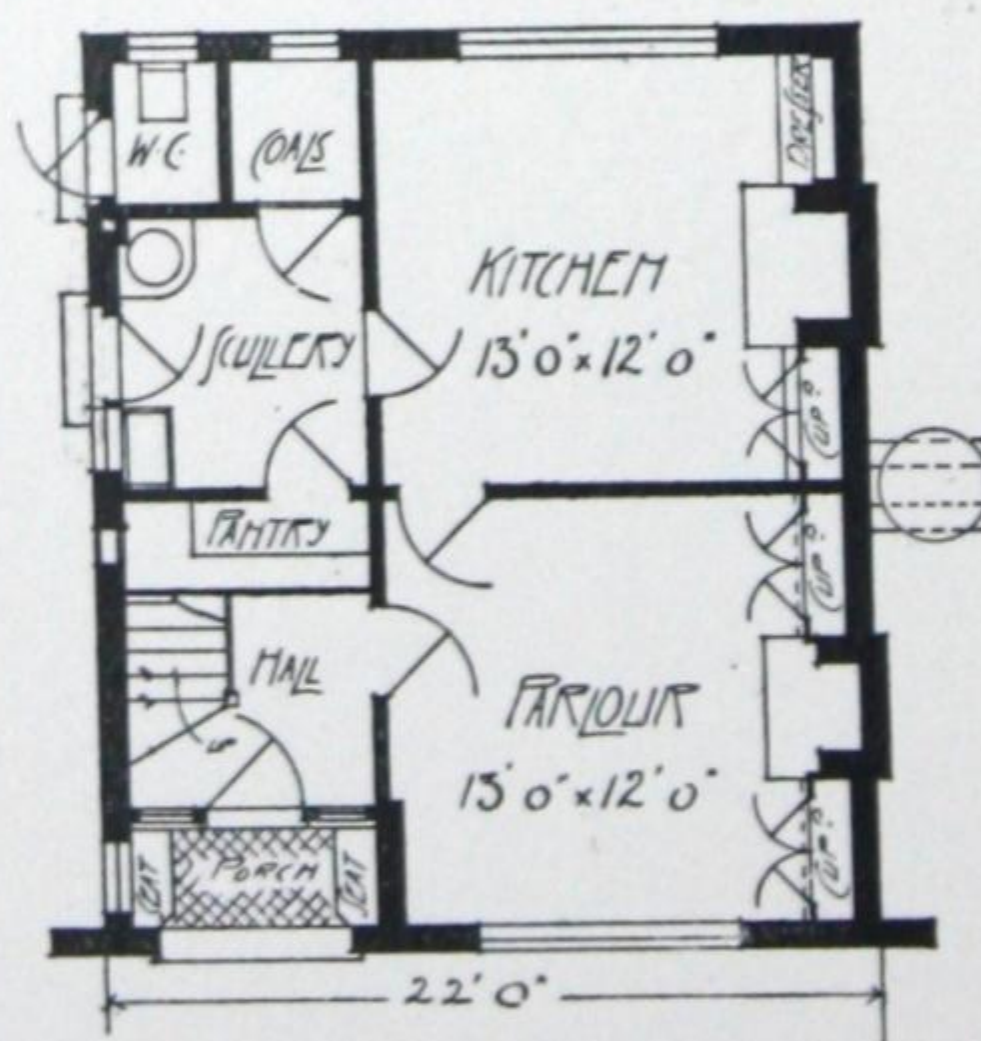


GARDENER'S COTTAGE,
ST. PETER'S HOME, WOKING.

COST £485.

GROUND AND
FIRST FLOOR
PLANS.

(28)



EXTERNAL DESIGN.

A SMALL house should be simple, but simplicity must not be cultivated for its own sake or it will lead to eccentricity. This and studied quaintness are forms of affectation to be guarded against, they may appeal at first sight but will soon cease to satisfy. It will be well to contradict here the popular fallacy that Architecture and good design are matters of taste. This is not so: there are well-defined principles of architectural design which cannot be neglected if the design is to be satisfactory, and Architecture is the embodiment of these principles in building material.

In the houses illustrated all eccentricity has been avoided. Simplicity, not for its own sake, but for economy, has had to be cultivated and applied ornament has been avoided, not because it is necessarily bad, but because if good it is expensive. The use of materials has not been forced beyond their limitations, and the combination of good material, good proportion, and honest workmanship has been relied on to give that simple dignity which always delights the educated eye.

INTERNAL DECORATION.

THE keynote here must be harmony and refinement, while restfulness is a most important quality which is often elusive, but when secured is greatly valued. The first step towards securing it will be to avoid glaring opposition and violent contrast between the rooms, and secondly, to avoid the mistake of trying to have a little of everything in the decoration of a small house: it must be in the same key throughout. It is difficult to avoid the use of wall paper, and where the walls are hung with it attention should be paid to the general tone rather than to the pattern and colouring taken separately. If a room be small its size may be apparently increased by adopting a self-coloured material for the wall filling. Wall panelling, either in hardwood or pine, will give a characteristic note to the Hall or room so treated. An inexpensive and effective treatment is to panel the walls with vertical battens, with a cross rail and capping at the top, forming panels in one height between the skirting and capping, while the latter forms a picture and plaque rail. These battens may be stained dark or enamelled white, and the plaster panels lined with some suitable fabric or distempered. Artistic effects can be produced with distemper, but it is not recommended for wear,

or on new plaster, the colours do not stand any better than wall papers, while plaster walls so treated are cold to the touch and are easily damaged. If distemper is to be really satisfactory as a decorative medium, the walls must be finished in Keen's cement and prepared as for ordinary painting.

If it is desired to glaze the windows with leaded lights, the casements should be of metal and the lights of good quality, with $\frac{1}{2}$ " round lead comes, with a steel core, and thoroughly good cement. The steel in the comes does away with the necessity for the unsightly metal "saddle" bars to which the leads are wired, and which are an obstacle in the way of proper cleaning. If such lights are used satisfaction will result. The objection to leaded lights, which is constantly met with, is invariably due to unfortunate experiences with some of the very inferior leaded lights often found in speculative houses. If leaded lights are not used the windows should be divided with substantial wood or iron bars, large sheets of glass are a mistake and destroy the scale of the building. If stained glass is introduced it must be very sparingly used, and only antique or good quality glasses employed, and these should be massed together on a plain ground.

All metal work about the house is worthy of

attention, and a little care and very little extra expense in designing and arranging for the manufacture of a special door or window fastening is amply repaid by the note of distinction given to the house, apart altogether from the pleasure derived in its use. Metal work should be hand finished, the difference in the cost between a fair quality machine-made article and a simple one well made and hand finished is a small matter in the cost of a house, while the latter gives tone to and increases the value of the property.

THE GARDEN.

HOUSE and garden design should not be separated, laying out the garden is part of the Architect's work. It must be designed in relation to the house just as the house must be designed in relation to the natural features of the site. If this is done each will add greatly to the attraction of the other, and not only will the owner derive more enjoyment from both, but he will find the value of his property increased. The amount of enjoyment to be derived from a garden is not in proportion to its size, but depends on its design, and the way in which it is kept. The entrance gates, if well designed, will add character to the house; nothing is more damaging to the appearance of a small property than a badly hung gate of vulgar design. For the front of suburban houses close boarded fences are undesirable, although on many estates they are necessary to comply with the building stipulations. They hinder the growth of a hedge by shutting out sun and air. An open iron or rustic fence is all that is required, and behind this a hedge should be planted. This will in a very short time grow through the fence and entirely hide it from view, while year by year it will add charm to the property without any cost of upkeep.

A FEW PRESS OPINIONS ON THE FIRST EDITION.

THE FIELD.—“.....this well-printed booklet has much to recommend it.”

THE WORLD'S WORK.—“This book is a distinct addition to the literature of the small house.....Very charming country and suburban houses, varying in cost from £200 to £2000, are illustrated with particulars of cost and land required.....The plans are good and carefully thought out while the designs will satisfy the most æsthetic.....The book is well got up and can be recommended to those thinking of building.”

THE GENTLEMAN'S JOURNAL.—“Interested as we are in the revival of domestic architecture on true and artistic principles, we cannot but welcome the appearance of the work of Mr. Walter Gray Ross, A.R.I.B.A., entitled ‘Some Small Houses.’ After a brief introduction, we are presented with a series of thirty-three plans and elevations of dwellings, in which the graceful beauty of the Elizabethan home is happily combined with modern conveniences. We look upon Mr. Ross's work as a valuable contribution to the art and science of domestic architecture.”

NEWCASTLE DAILY JOURNAL.—“‘Some Small Houses’ should prove invaluable to those who wish to improve upon hackneyed planning and construction in suburban dwellings.”

LIVERPOOL DAILY POST.—“.....all the plans seem to be entirely practical and well thought out, showing tasteful design without eccentricity. Economy in space is considered, and last, but no means least, comfort is thought of.”

THE ART CRAFTSMAN.—“As a designer of quaint and artistic, but at the same time thoroughly habitable houses, Mr. W. G. Ross, A.R.I.B.A., is pretty well known. Anyone thinking of building their own house will not fail to find in it some plan to satisfy their aspirations and ideals of comfort and beauty, for we notice that most of those in the book appear to be very carefully thought out. There are several interior views given, showing a thoroughly homely treatment. The exteriors in every case are most picturesque and pleasing.....They will appeal to all those with any artistic tastes or sense of refinement, and compare very favourably with most of the houses illustrated in more pretentious works by men more boomed in the architectural profession.”

BUILDING INDUSTRIES (*First Notice*).—“This is a very interesting practical publication.”

DITTO (*Second Notice*).—“A more leisurely survey reveals a number of usefully suggestive points, particularly in that section in which the author puts his experienced counsel at the disposal of any who contemplate building.....the counsel is wise counsel, and worthy of the most serious consideration.”

BUILDING WORLD.—“The illustrations are artistic and interesting, and from them many ideas can be gleaned.”

BUILDING SOCIETIES' GAZETTE.—“An interesting book containing some excellent designs for small houses. The drawings are beautifully reproduced, and the houses are things of beauty and—provided the ground is freehold—joys for ever.”

THE CONTRACTOR'S CHRONICLE.—“An interesting booklet.....The information given is reliable, and should be found of great value both to the builder and prospective owner.”

THE CONTRACT JOURNAL.—“The book contains many useful hints as to the design of houses, and we commend its study to those about to build.”

HOUSE PROPERTY.—“One of the most interesting collections of designs so far published. Every plan is thoroughly practical, and all are excellent in conception, and refreshingly original.....For those who desire to get away from the stereotyped pattern of villa residences, this book provides ample material.”

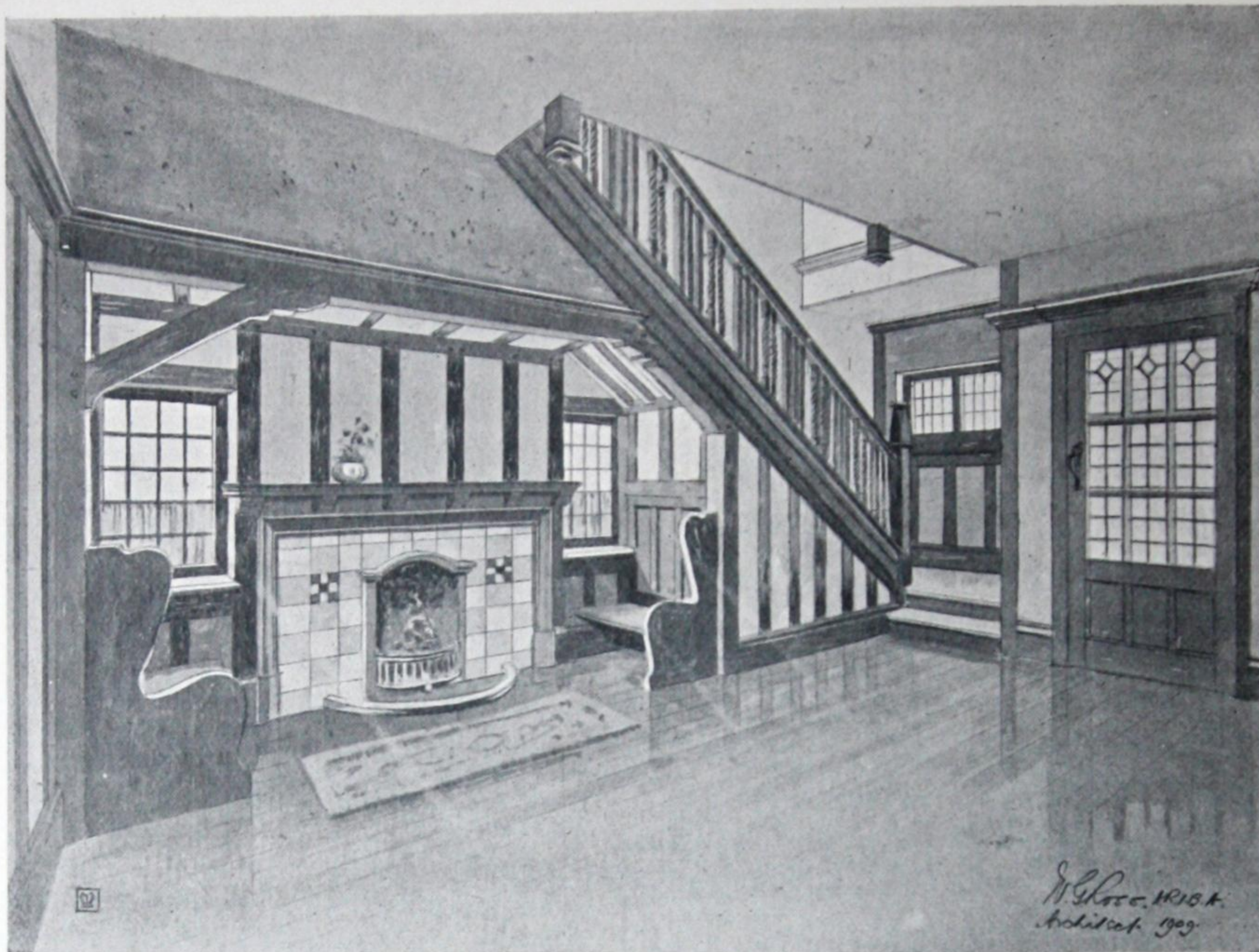
THE CITIZEN, LETCHWORTH.—“Mr. Ross, evidence of whose taste and skill as an architect who knows how to combine the beautiful with the comfortable we have seen at Letchworth, evidences in practice Ruskin's dictum which he prints as motto: ‘The vitality of Art.....has clearly one of these main objects.....either to state a true thing, or to adorn a serviceable one.’”

EDINBURGH EVENING DISPATCH. — “In a book entitled ‘Some Small Houses’ we have a compilation of architectural literature and designs of villas which is well worth a study by those who long for a beautiful home and want to pay no rent for their place of habitation. The volume is illustrative of charming country and suburban houses.....conceived in a simple yet dignified style and interesting because they are quite off the usual run of designs.”

THE AYRSHIRE POST.—“Mr. Ross, who is a well-known English architect, is an enthusiast in the profession which he adorns and he has a great deal of sound advice to offer with regard to the construction of small houses. In this book all kinds of styles are treated by Mr. Ross in a highly informative manner and with a desire to consider the purses of the public and to make the most of the space that is available. Those who are thinking of building houses should not fail to procure copies of this handsomely got-up book, which is alike creditable to author and publisher.”

THE STAR.—“To those of our readers who are contemplating the erection of a small house and who are hesitating what style of architecture to follow, we recommend this useful work.....The plans will be found practicable and carefully thought out.”

MOTOR REVIEW.—“I have received an excellent book written and illustrated by Walter Gray Ross.....the best and most practical book on this particular subject I have yet seen.”



INGLE NOOK IN HALL.

SUBURBAN HOUSE: WESTCLIFF-ON-SEA.

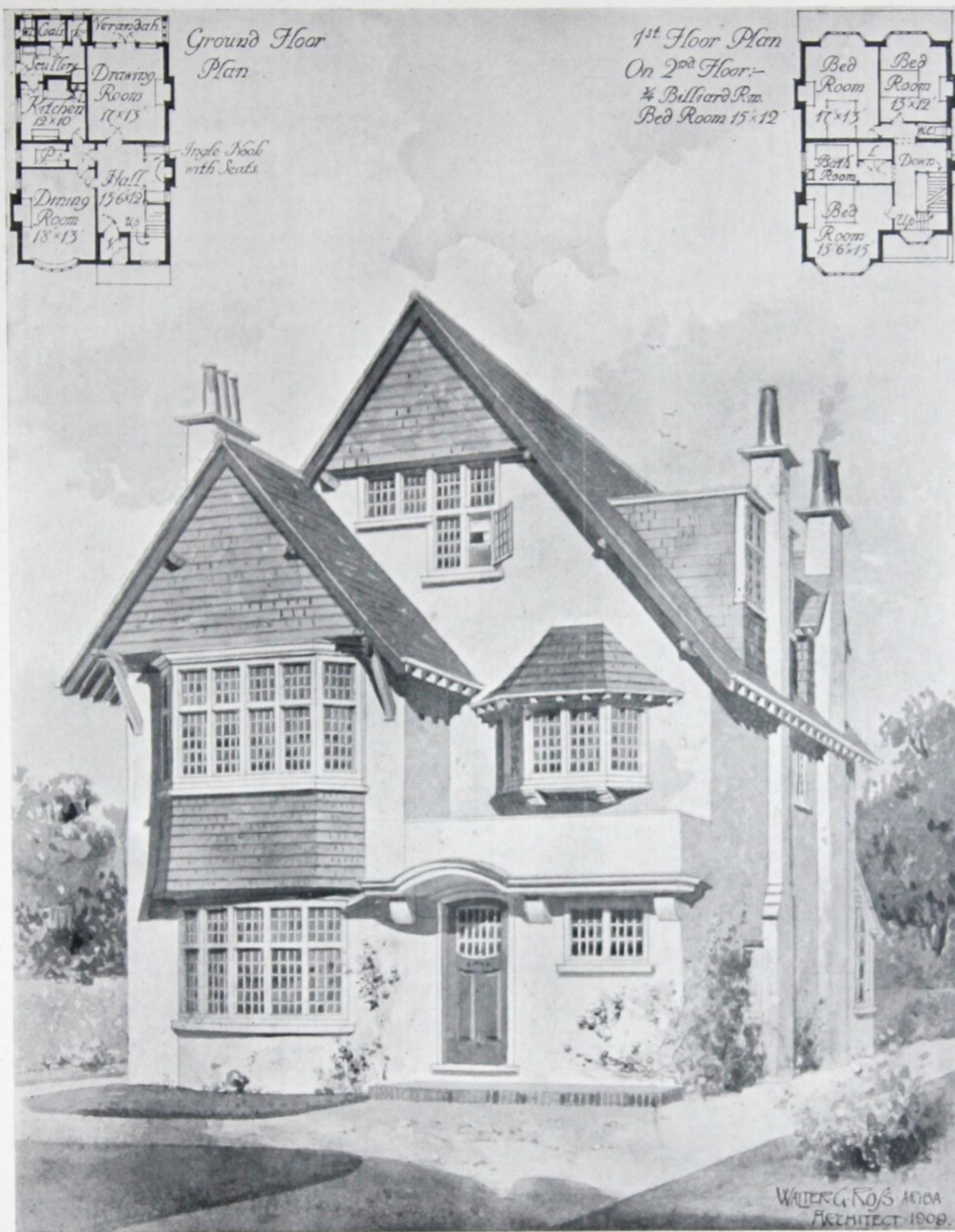
Accommodation:—As shewn on the plans and in addition on the 2nd floor a bedroom 15' x 12' and a Billiard Room for a $\frac{3}{4}$ size table which if necessary would make two good bedrooms.

The nook under stairs is fitted as shewn and the staircase is wide and easy up to the top floor.

Elevations:—White rough cast walls with red tile hung gables and bay. The windows are casements glazed with leaded lights. The roof is covered with dark sand faced tiles.

Plot:—35 ft.

Cost:—£985.



SUBURBAN HOUSE: WESTCLIFF-ON-SEA.



HOUSE, SUTTON, SURREY.

Accommodation:—as plans with Coal Cellars and Larder in Basement and two large Bed Rooms on Second Floor.

Entrance Hall: 12' 0" x 8' 0":

Staircase Hall: 13' 0" x 12' 0":

Billiard Room: 27' 0" x 18' 0":

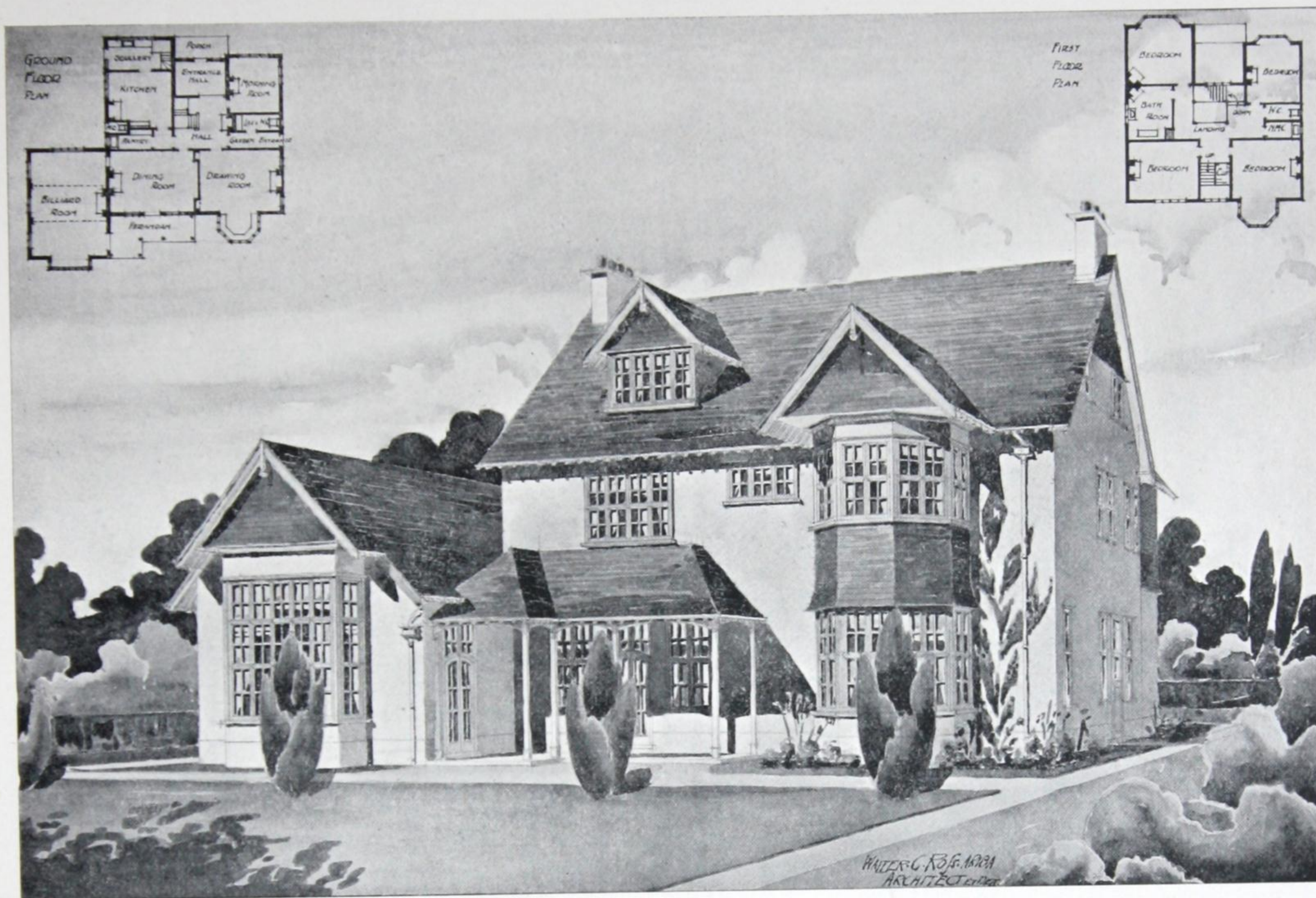
Reception Rooms: (1 & 2) 20' 0" x 14' 0": (3) 13' 0" x 12' 0":

Bed Rooms: (1) 17' 0" x 16' 6": (2) 16' 6" x 14' 0": (3) 16' 0" x 15' 0":

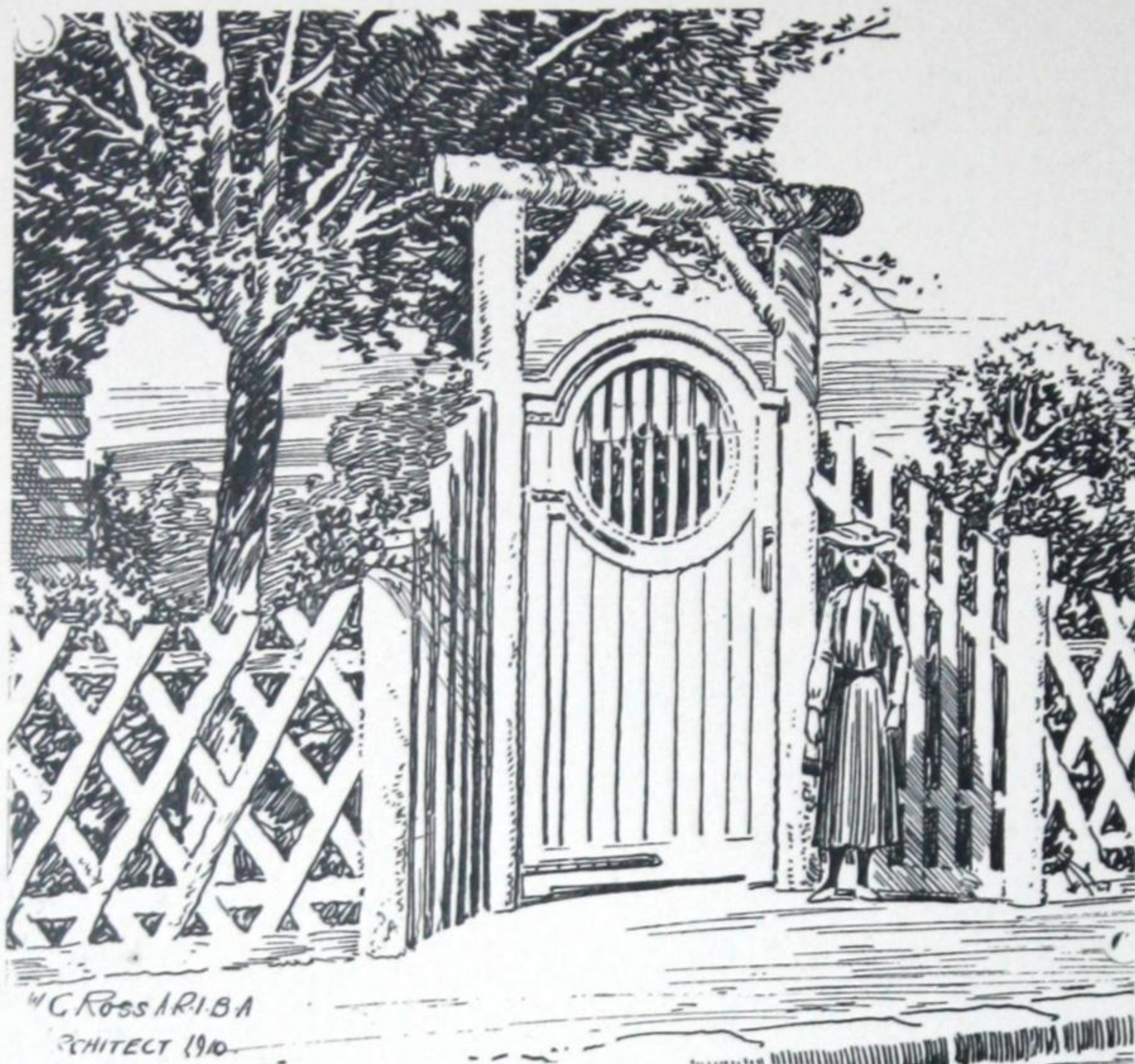
Elevations:—Walls covered with bright red hanging tiles and white rough cast with rubbed and gauged brick arches to front entrance. Red tiled roof.

Plot:—80 ft., without Billiard Room 65 ft.

Cost:—£1,750, if Billiard Room is omitted £1,500.

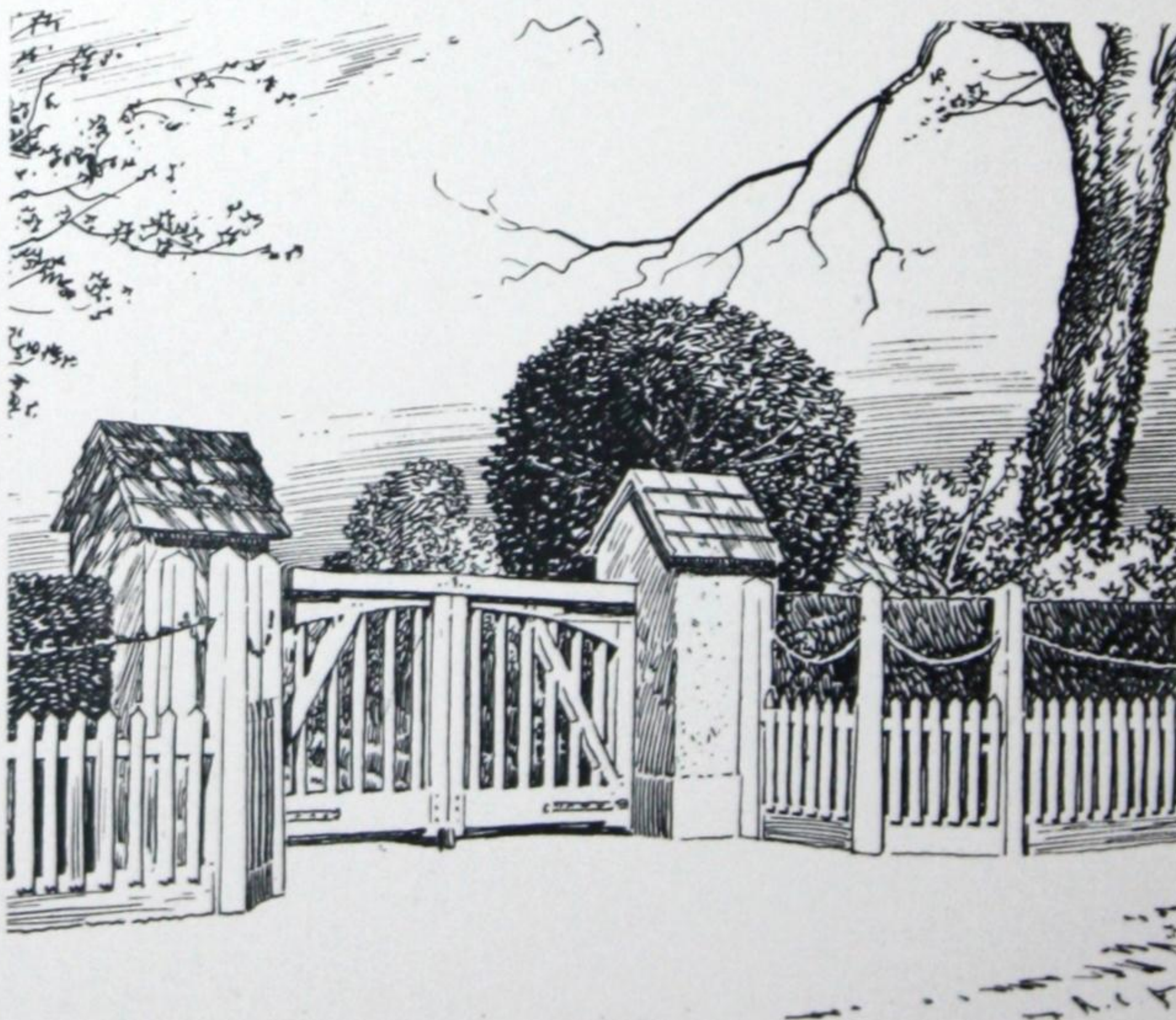


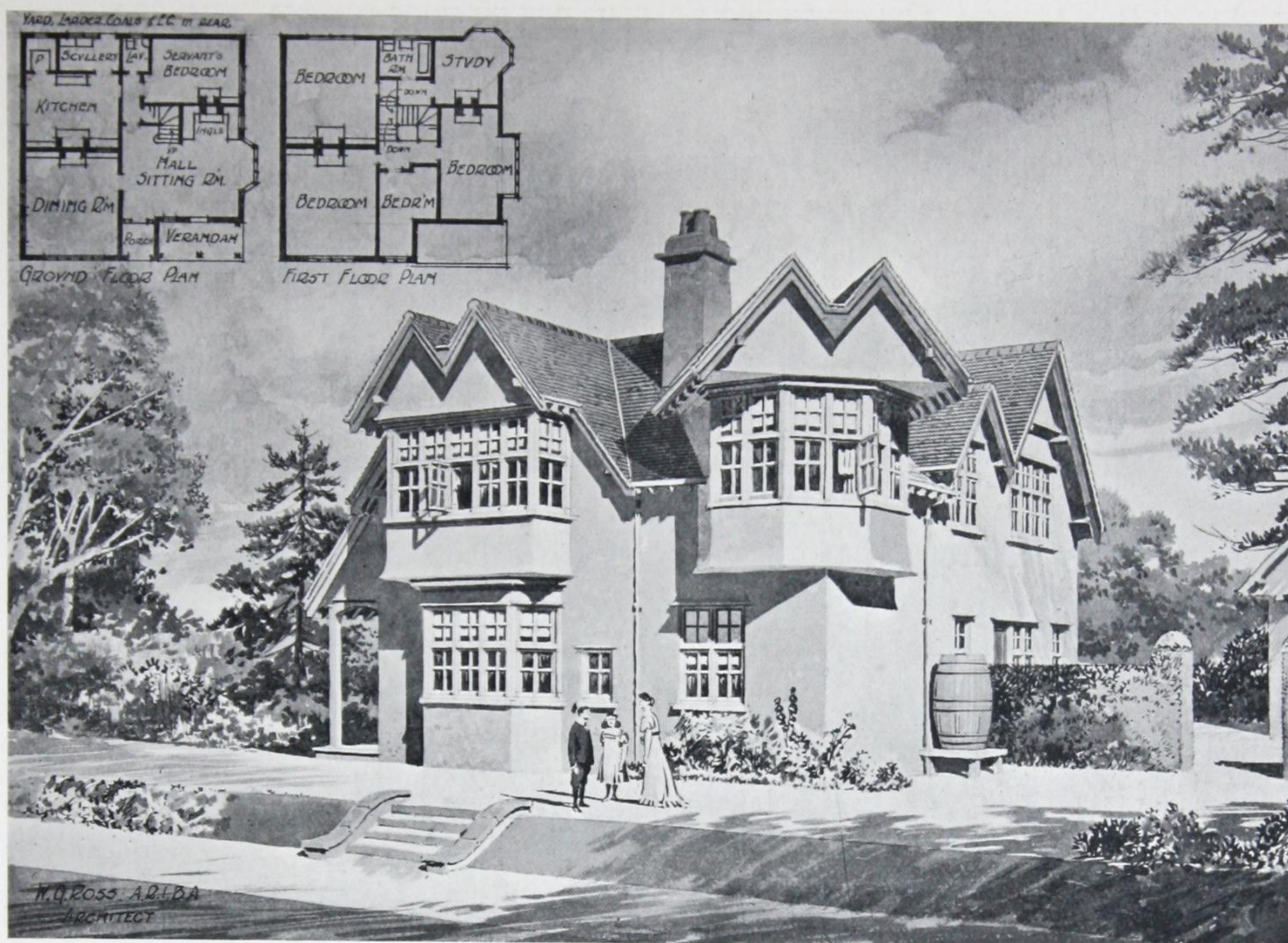
GARDEN FRONT WITH PLANS.



ENTRANCE GATE and front fence of house shewn on page 86. The gate is of oak wrought and oiled with open panel filled in with wrought iron bars. The posts, head and fence are of larch with the bark left on.

GATES AND FRONT FENCE of small country house shewn on page 70. The gates are of deal painted white, with black iron strap hinges and latch. The piers are of brickwork, rough cast and coped with tiles to match the house. The posts of fence are deal painted white and connected with black chains, and the dwarf fence and gravel plank are stained dark.





THE GARDEN FRONT.

COUNTRY HOUSE NEAR FARNHAM.

This house is in a beautiful position on a hill-side and was originally built as a holiday cottage but has since been twice enlarged and is now a large house.

Accommodation :—as plans.

Hall : 20' 0" × 17' 0" : Dining Room : 16' 0" × 14' 0" :
Bed Rooms ; (1 & 2) 16' 0" × 14' 0" : (3) 17' 0" × 11' 0" :

Elevations :—Red tile roof and white stucco walls. Casement windows.

Cost :—£1,125.



HOUSE, HORNCHURCH.

Accommodation :—as plans on opposite page.

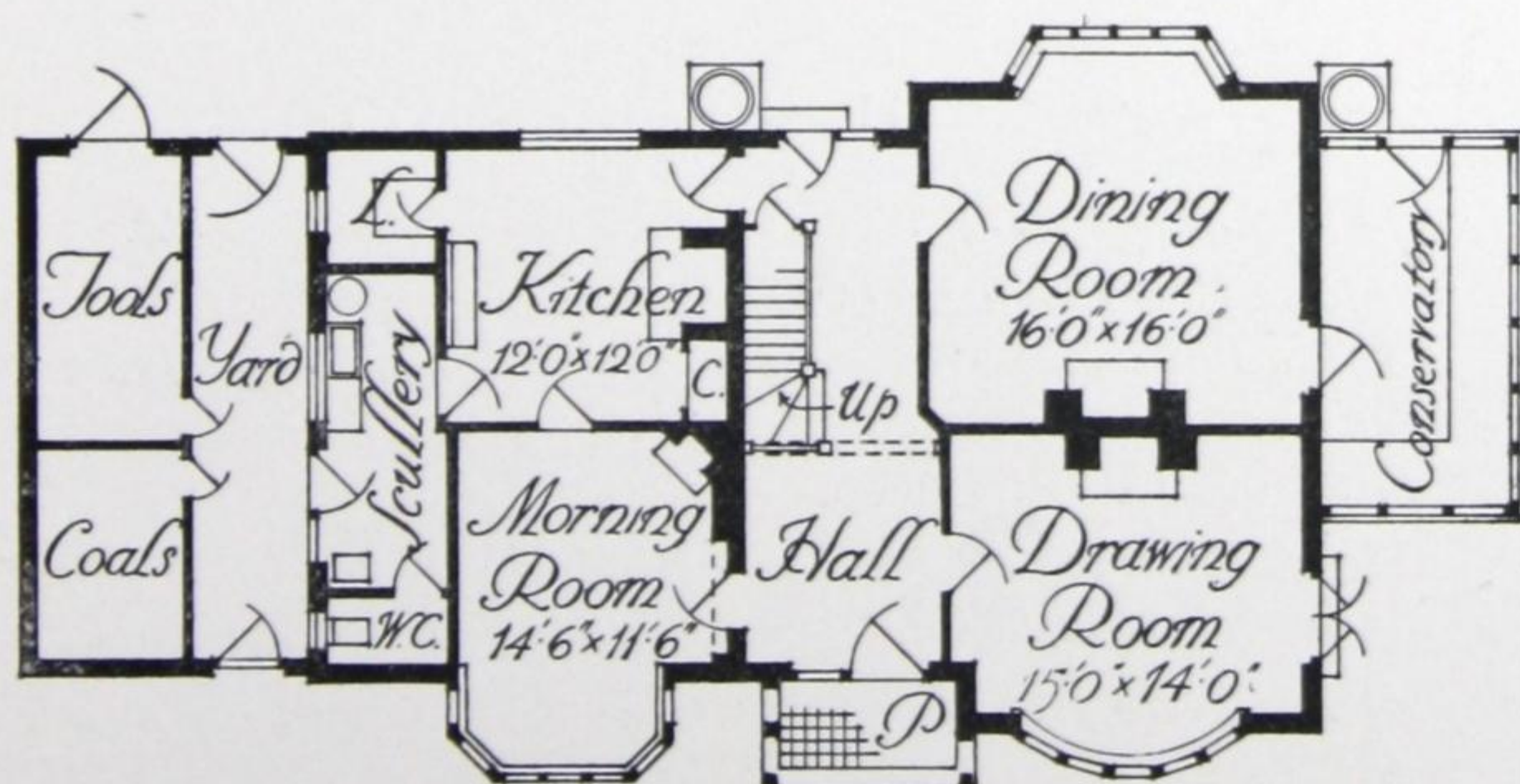
Elevations :—Red tiled roof. White stucco walls stippled, with red brick plinth. Windows are casements, and are painted white.

Plot :—65 ft.

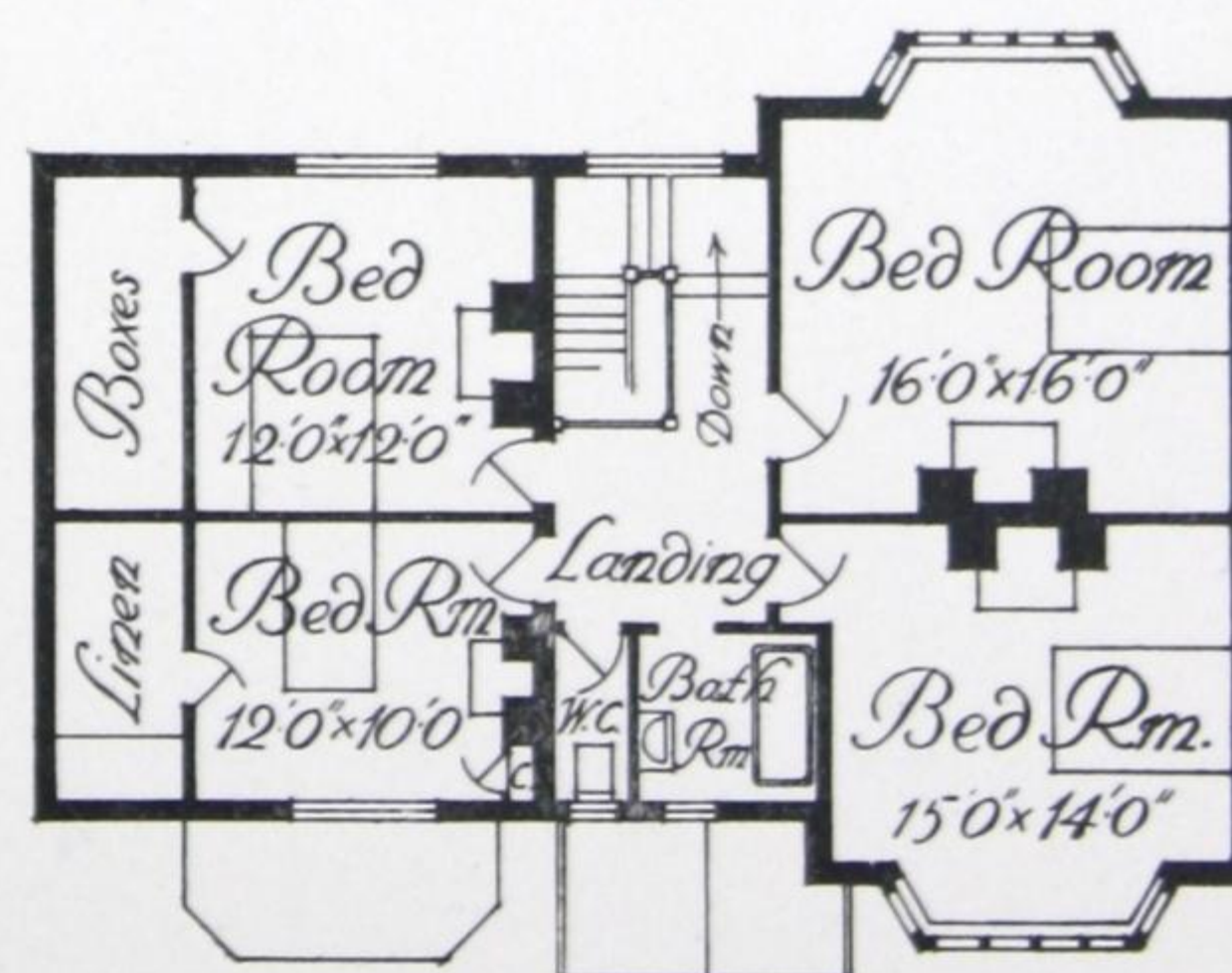
Cost :—£775.



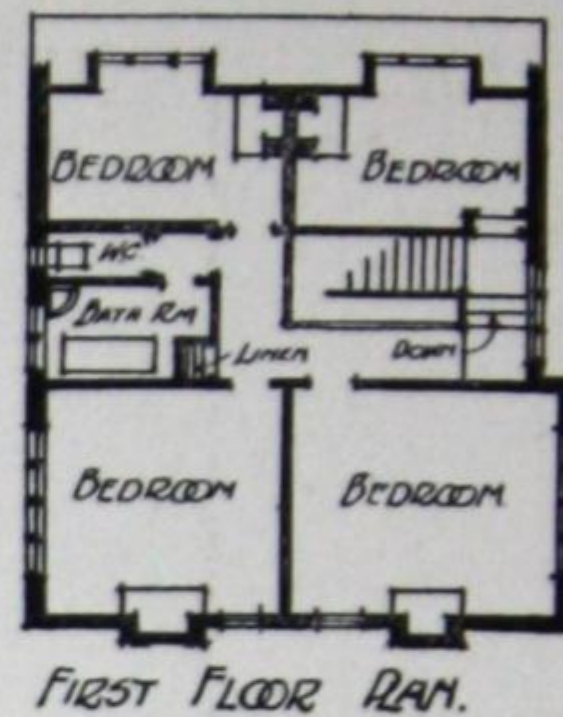
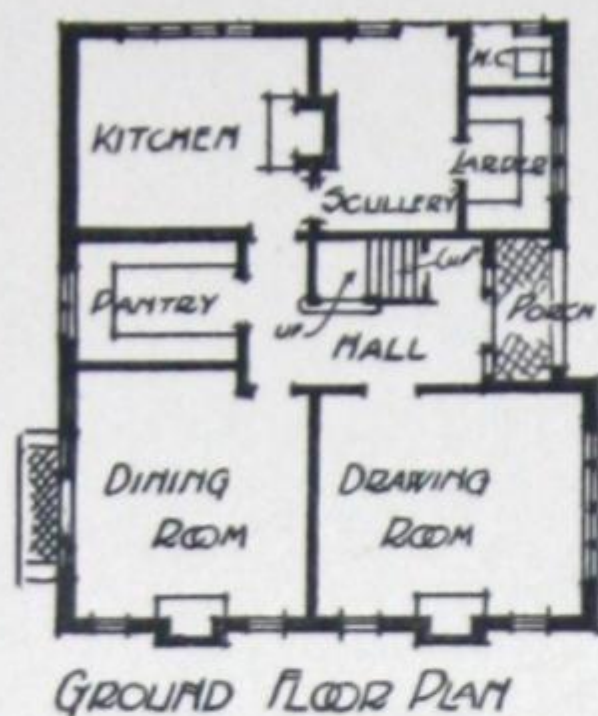
IN THE
HALL.



GROUND FLOOR PLAN.



FIRST FLOOR PLAN.



DETACHED VILLA, SHENFIELD.

Accommodation :—as plans.

Reception Rooms : (1 & 2) 15' 0" x 13' 0" :

Bed Rooms : (1 & 2) 15' 0" x 13' 0" :

Elevations :—Red tile roof. Red brick and cream rough cast walls. Wood-work painted white.

Plot :—45 ft.

Cost :—£700.

SUBURBAN HOUSE, SUTTON

(See opposite page).

Accommodation :—as plans and with a good Coal Cellar and Larder in Basement.

Although the rooms are a good size this plan makes a very compact and snug little house. It has been built twice.

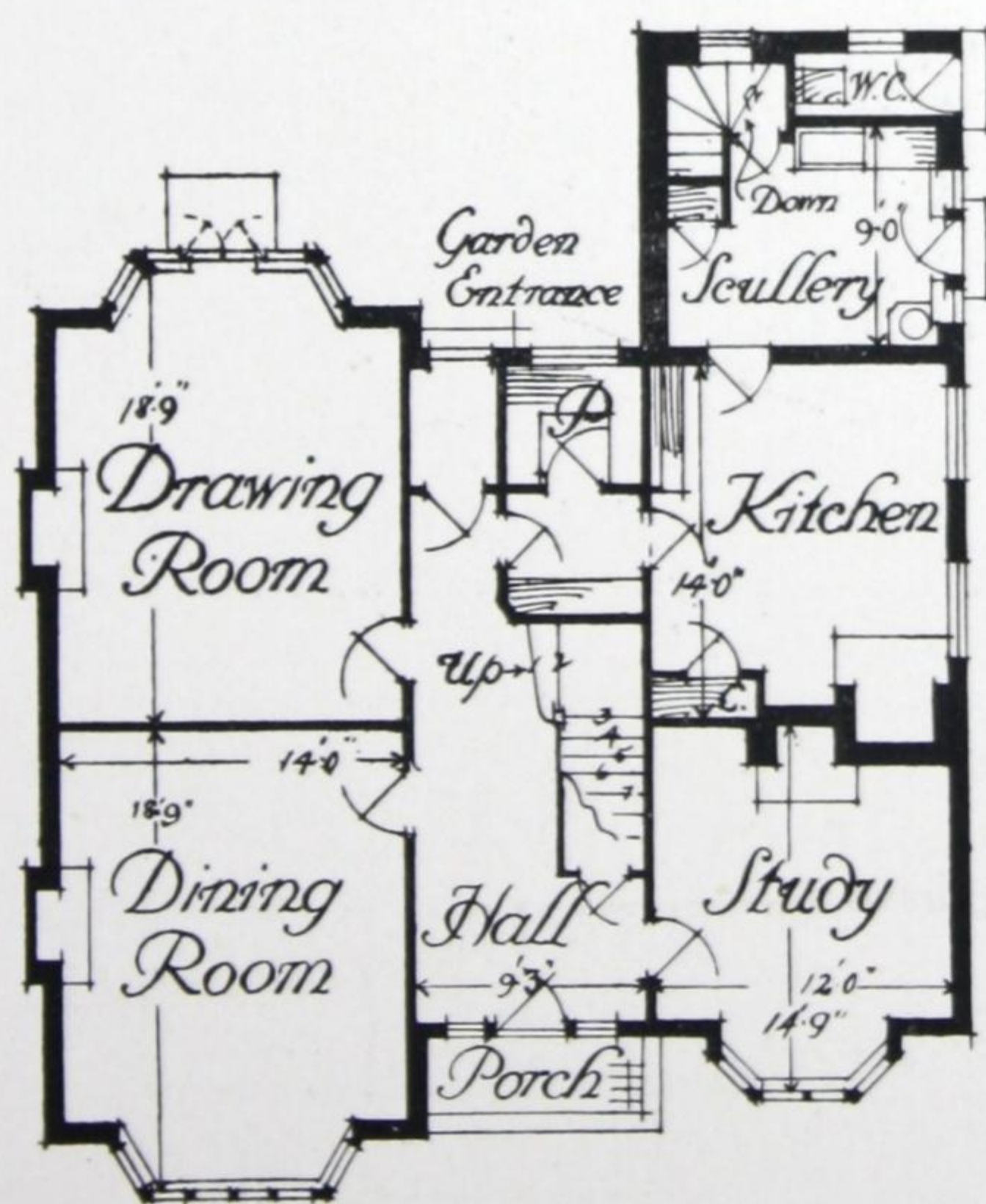
Elevations :—Permanent green slate roof. Wide eaves. Rough cast walls with red brick plinth.

Plot :—50 ft.

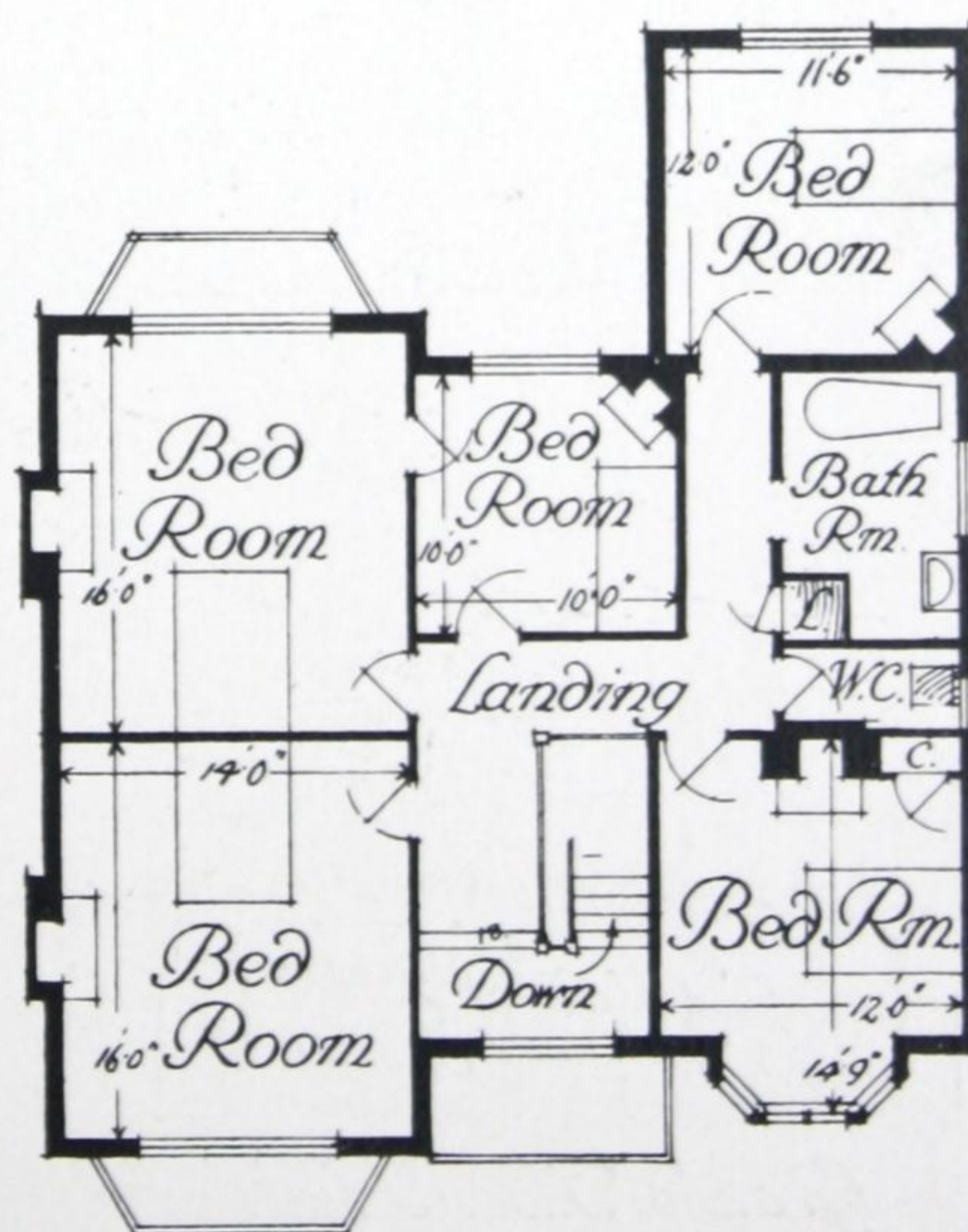
Cost :—£825.



SUBURBAN HOUSE: SUTTON (For particulars see opposite page).

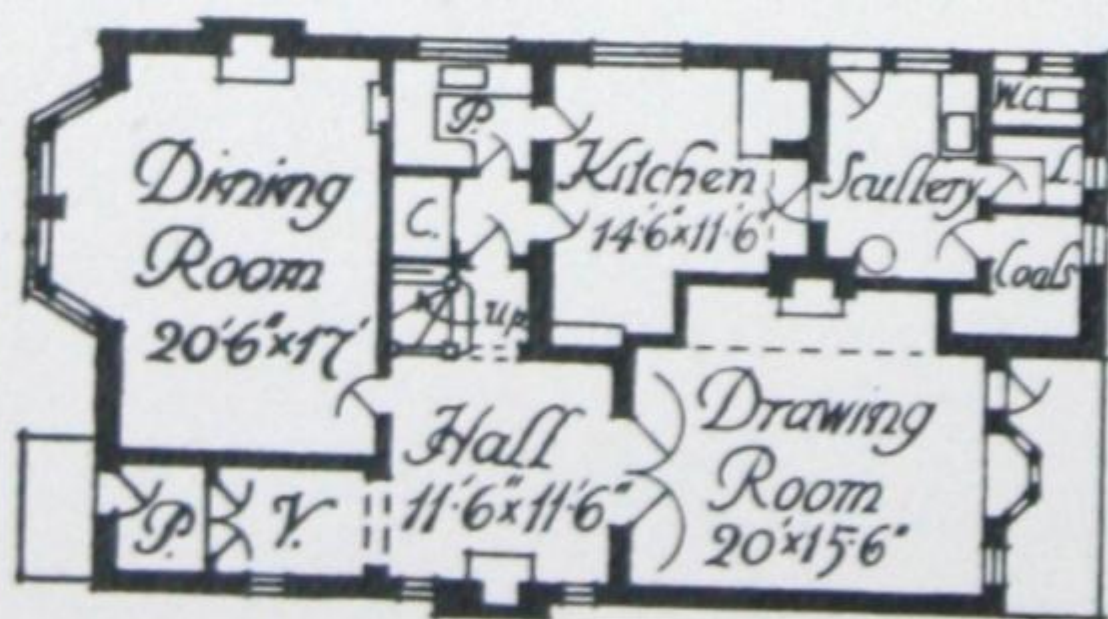
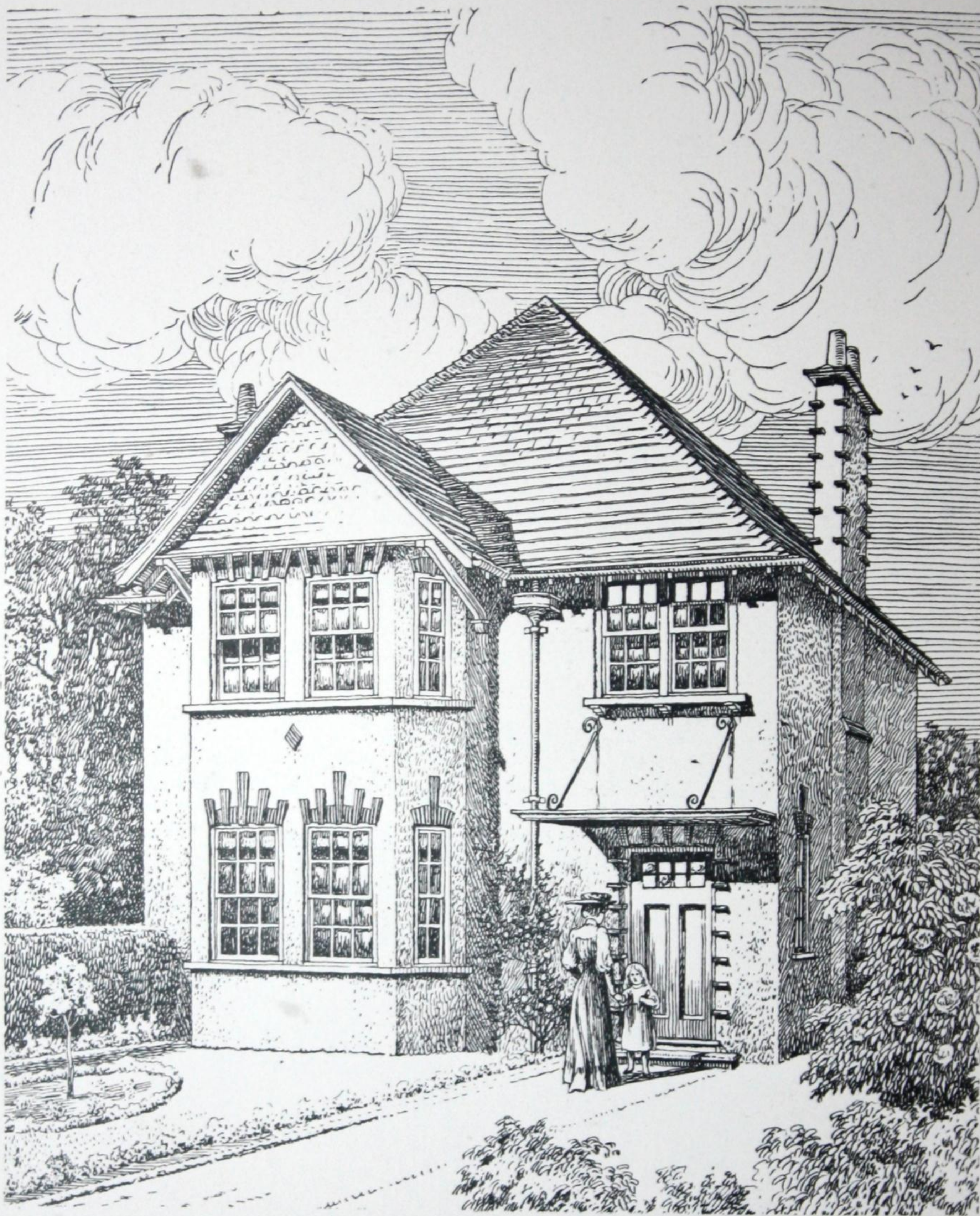


GROUND FLOOR PLAN.



FIRST FLOOR PLAN.

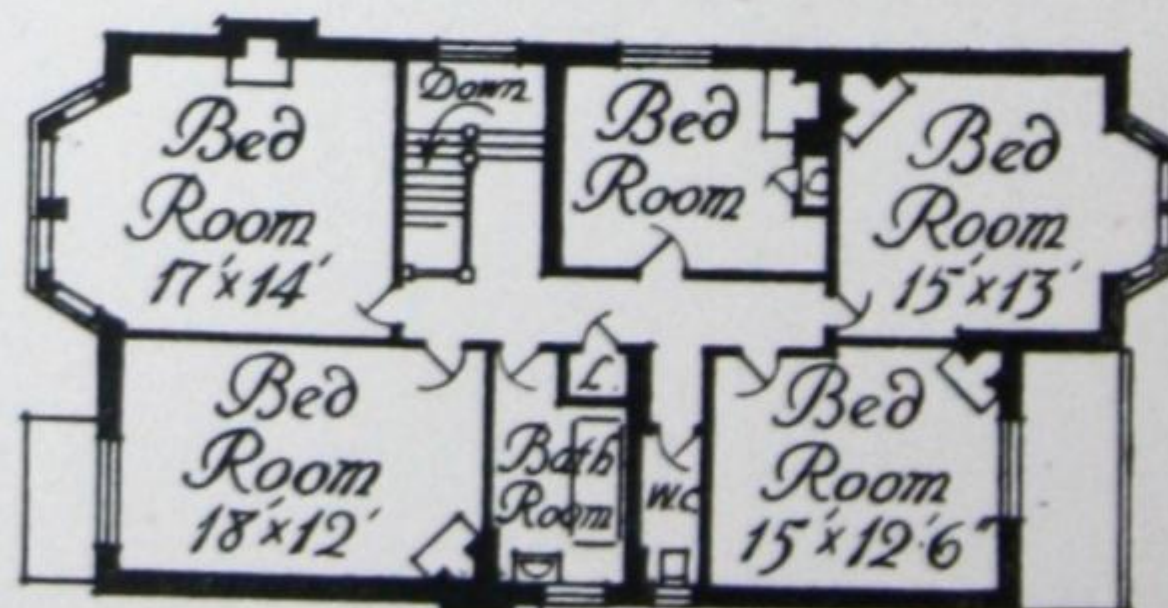
HOUSE:
WESTCLIFF-
ON-SEA.



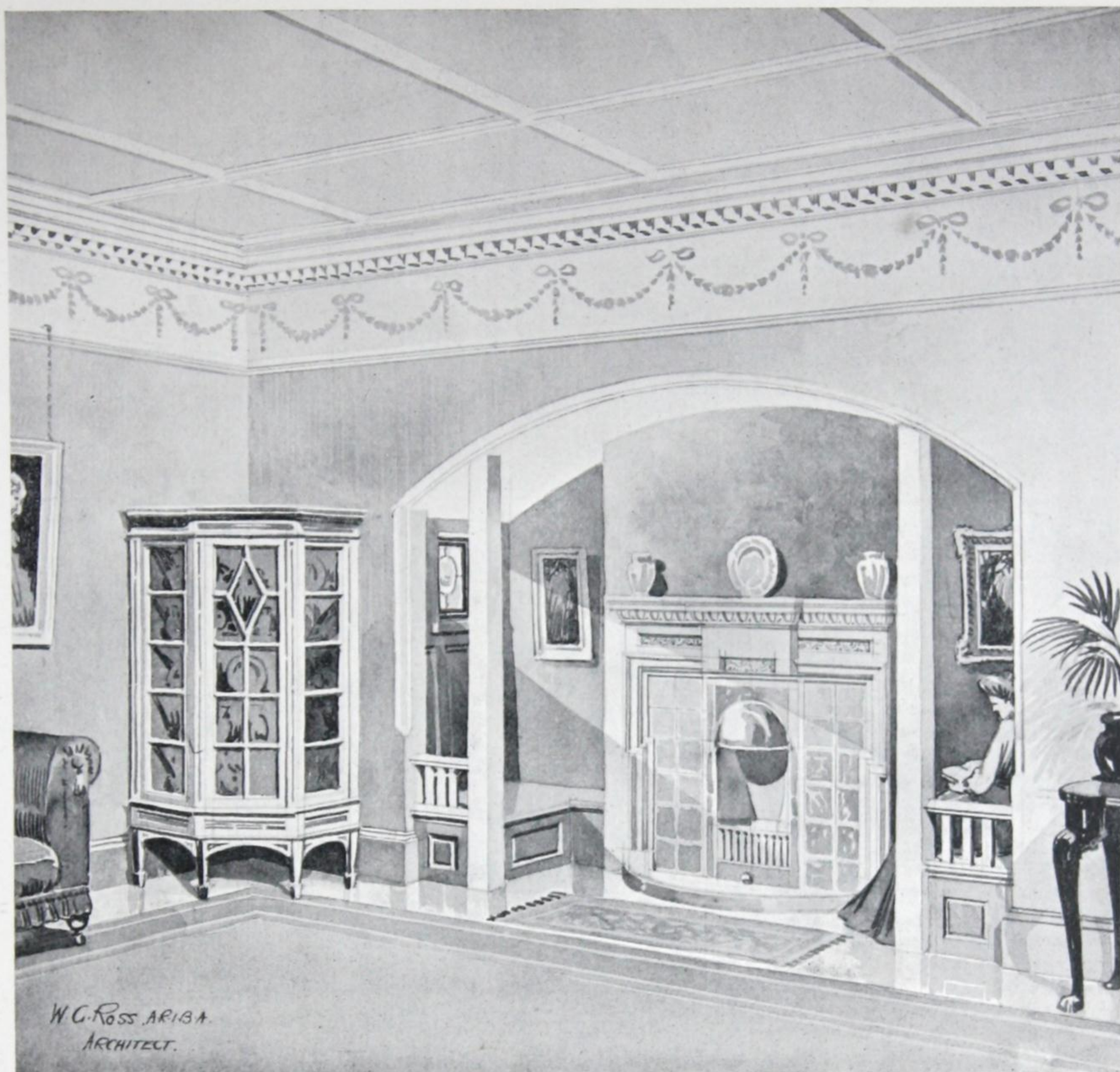
Ground Floor Plan.

Plot
36ft. wide.
Cost £ 950

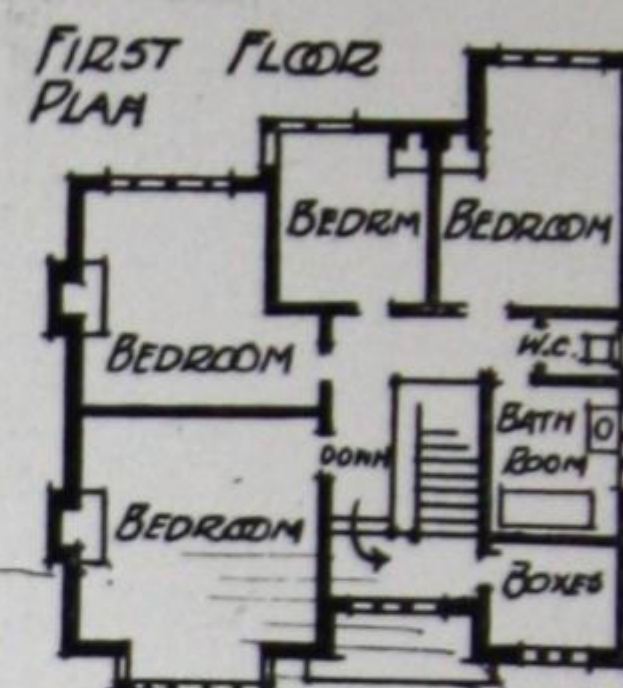
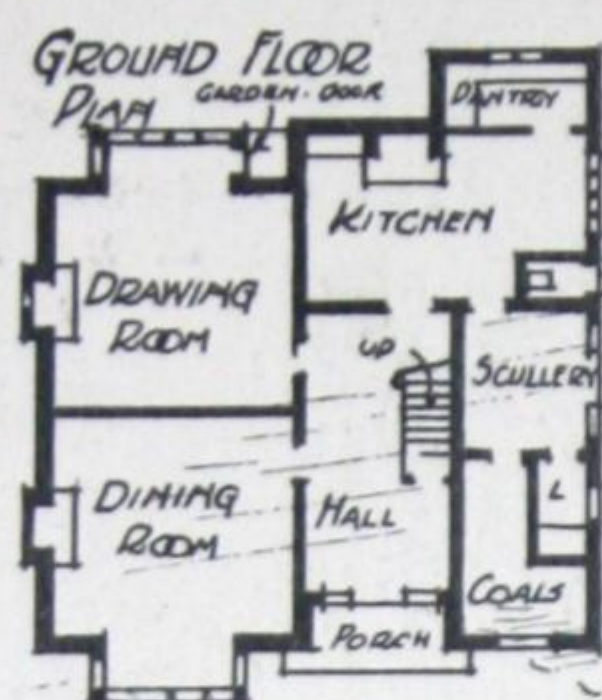
WALTER G. ROSS ARDRA
ARCHITECT. 1908



First Floor Plan.



INGLE NOOK
*in Drawing Room
at Bromley.*



HOUSE: WIMBLEDON COMMON.

Accommodation :—as plans.

Reception Rooms : (1 & 2) 16' 9" x 16' 0" :

Bed Rooms : (1) 16' 9" x 16' 0" : (2) 14' 0" x 13' 0" :
(3) 14' 6" x 12' 0" :

Elevations :—Roofs are covered with Westmoreland green slates, the eaves are wide with wrought-iron gutter brackets, and the walls are covered with white stucco left rough and have a red brick plinth. The windows are casements glazed with leaded lights. The iron work is painted dead black and the wood work bright green. The front door is of oak stained dark and wax polished. For photograph see next page.

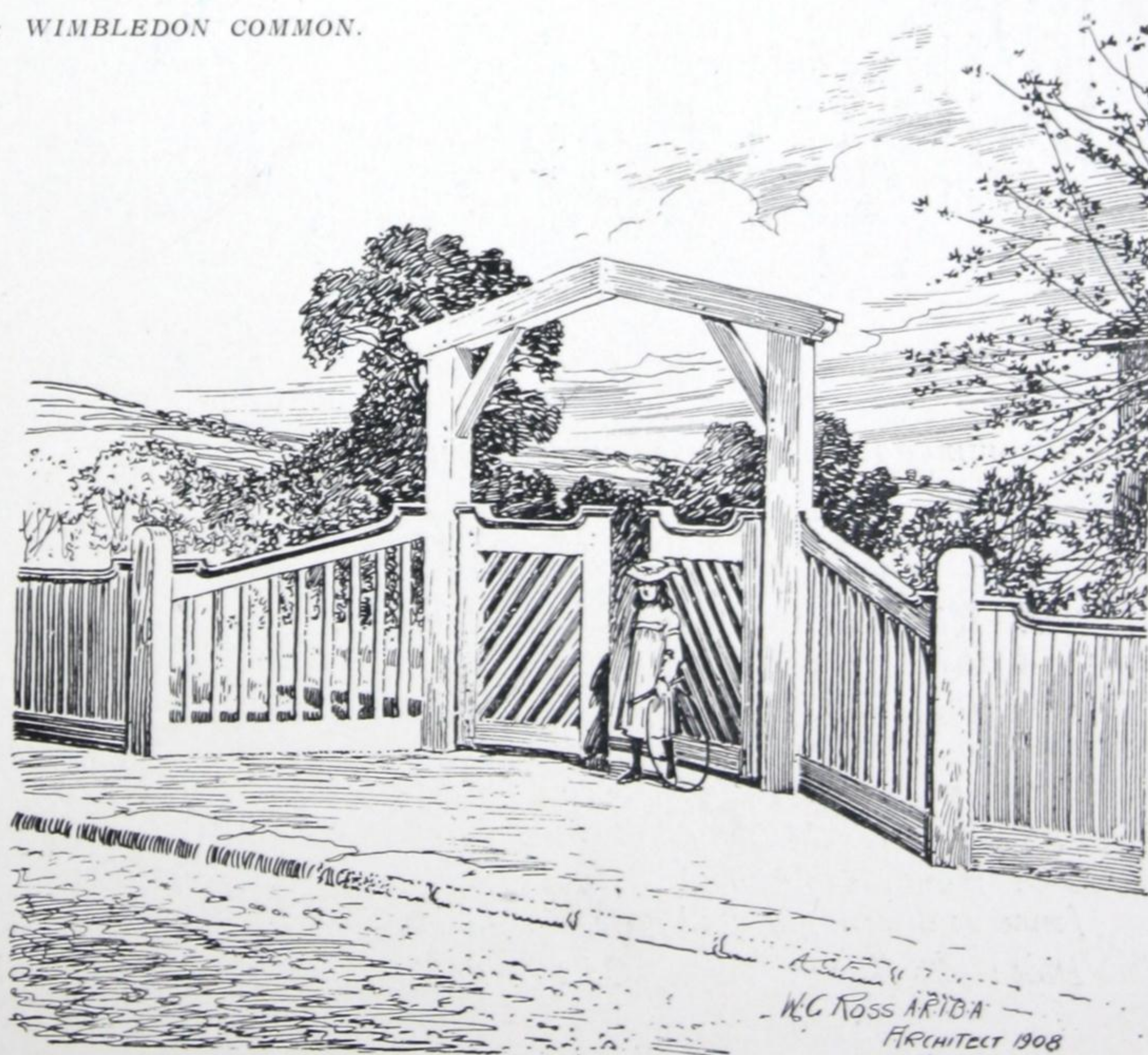
Plot :—45 ft.

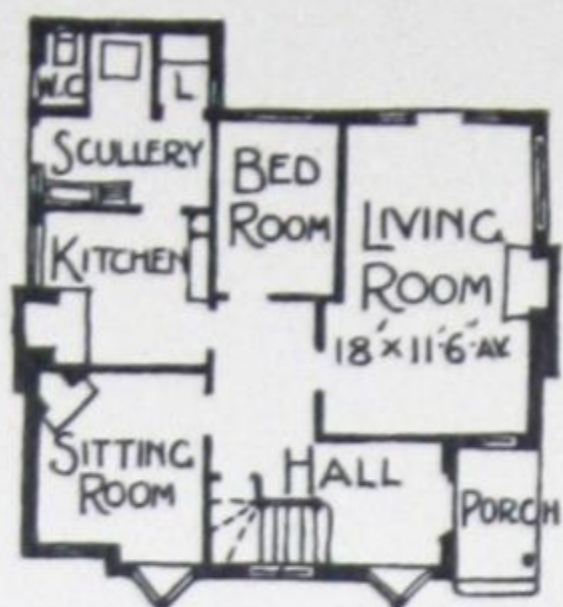
Cost :—£725.



PHOTOGRAPH OF HOUSE: WIMBLEDON COMMON.

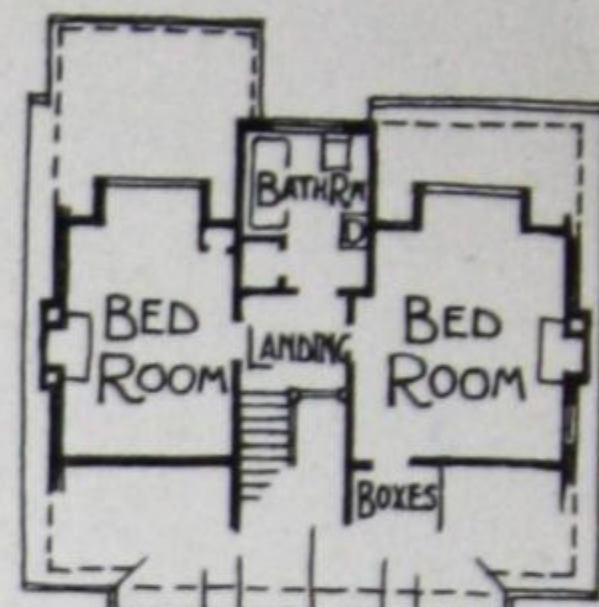
DETAIL of ENTRANCE GATE.
The gate posts and fence
are of oak, and the gates
and wings are of deal
painted. Recessing the
gates in this way adds
dignity to the smallest
property.



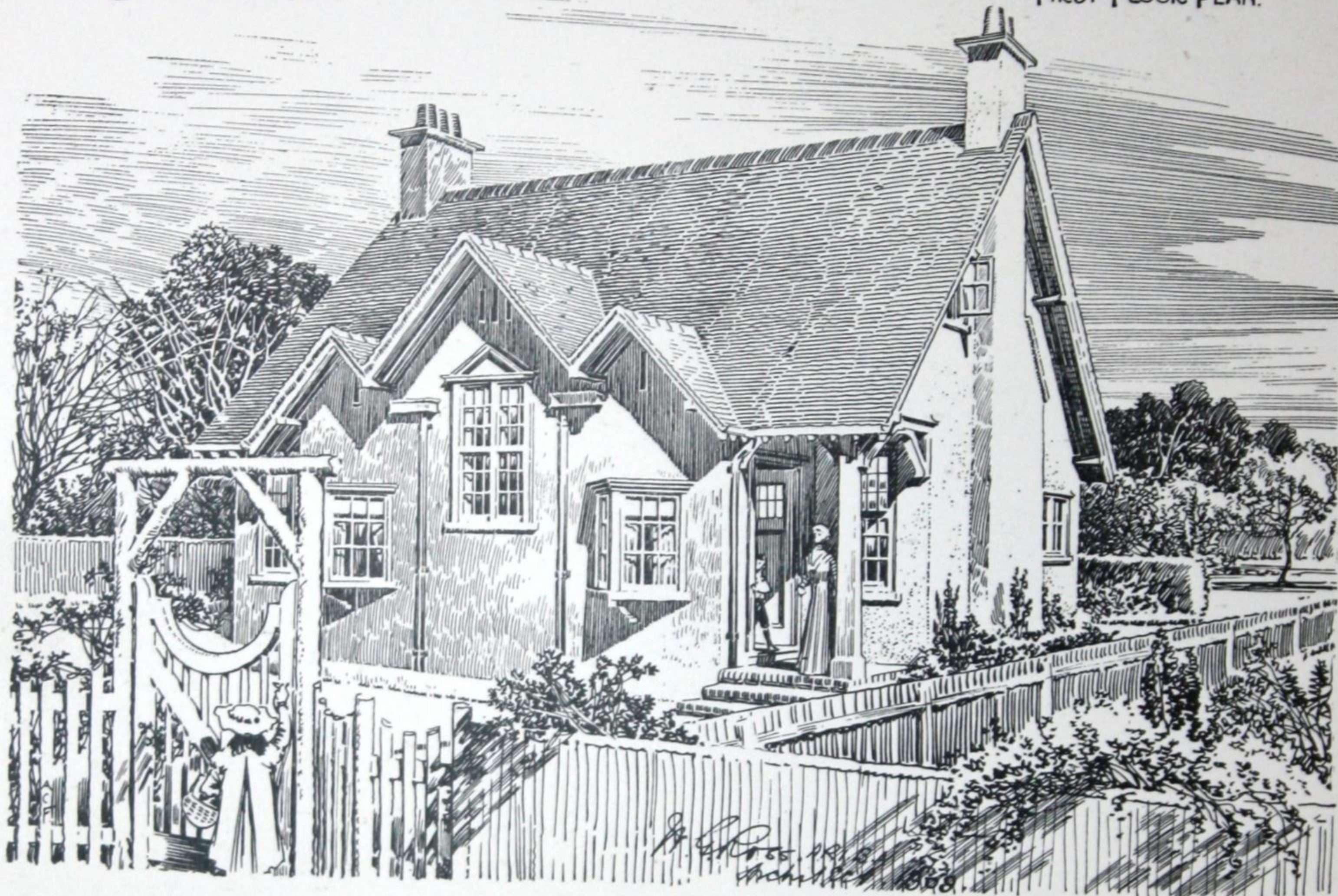


GROUND FLOOR PLAN

BUNGALOW, EASTWOOD LANE, WESTCLIFF-ON-SEA.



FIRST FLOOR PLAN.



Accommodation :—as shewn on plans.

Living Room : 18' 0" x 11' 6" :

Sitting Room : 10' 9" x 9' 9" :

Bed Rooms : (1) 12' 0" x 15' 0" :

(2) 9' 9" x 15' 0" :

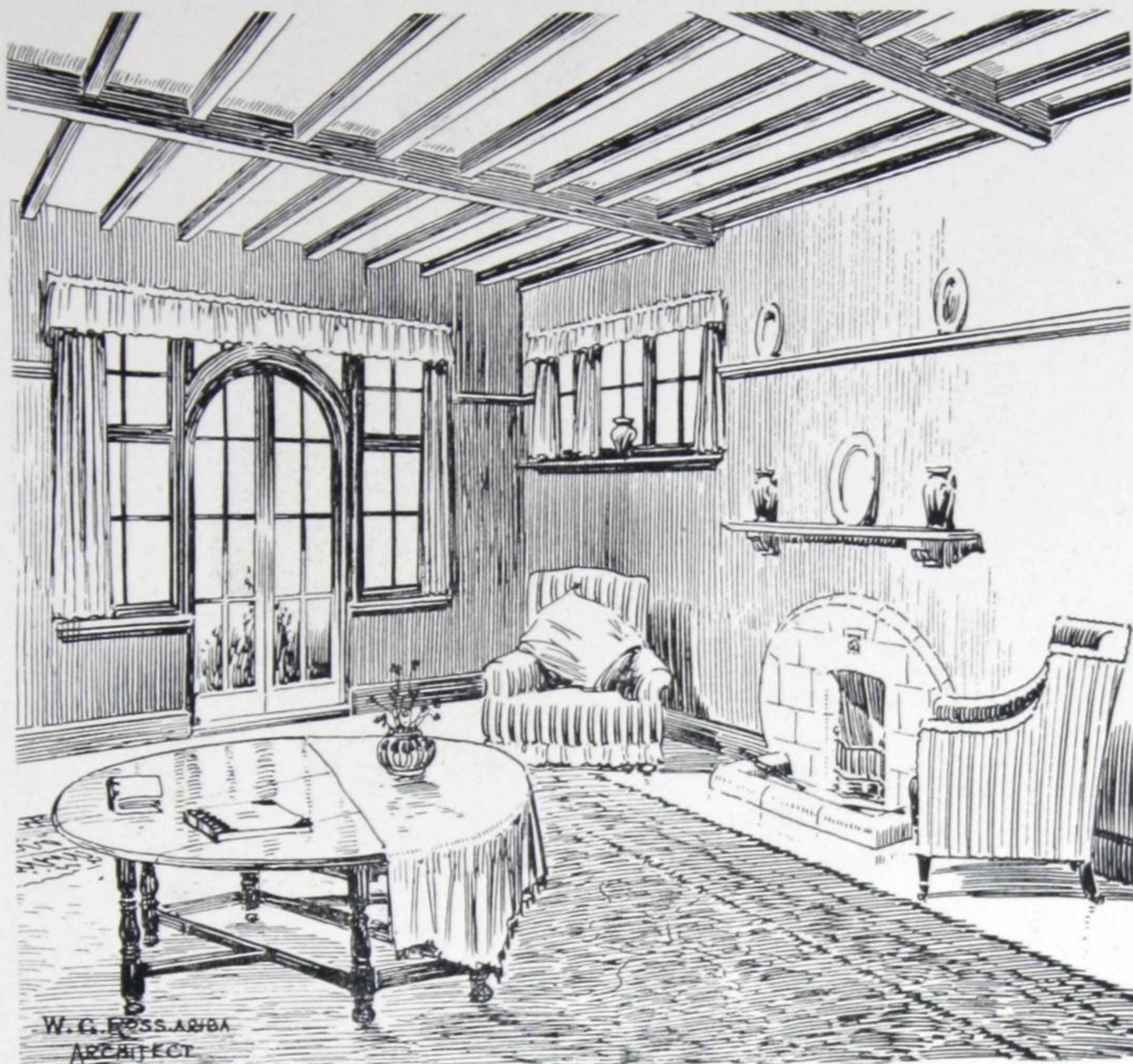
The Kitchen and offices are ample and there is a detached Coal Shed.

Elevations :—Rough cast walls: dark tiled roof: leaded lights to front windows with all wood work (inside and out) except doors stained dark.

The front is finished with a rustic fence and wrought deal gates as shewn.

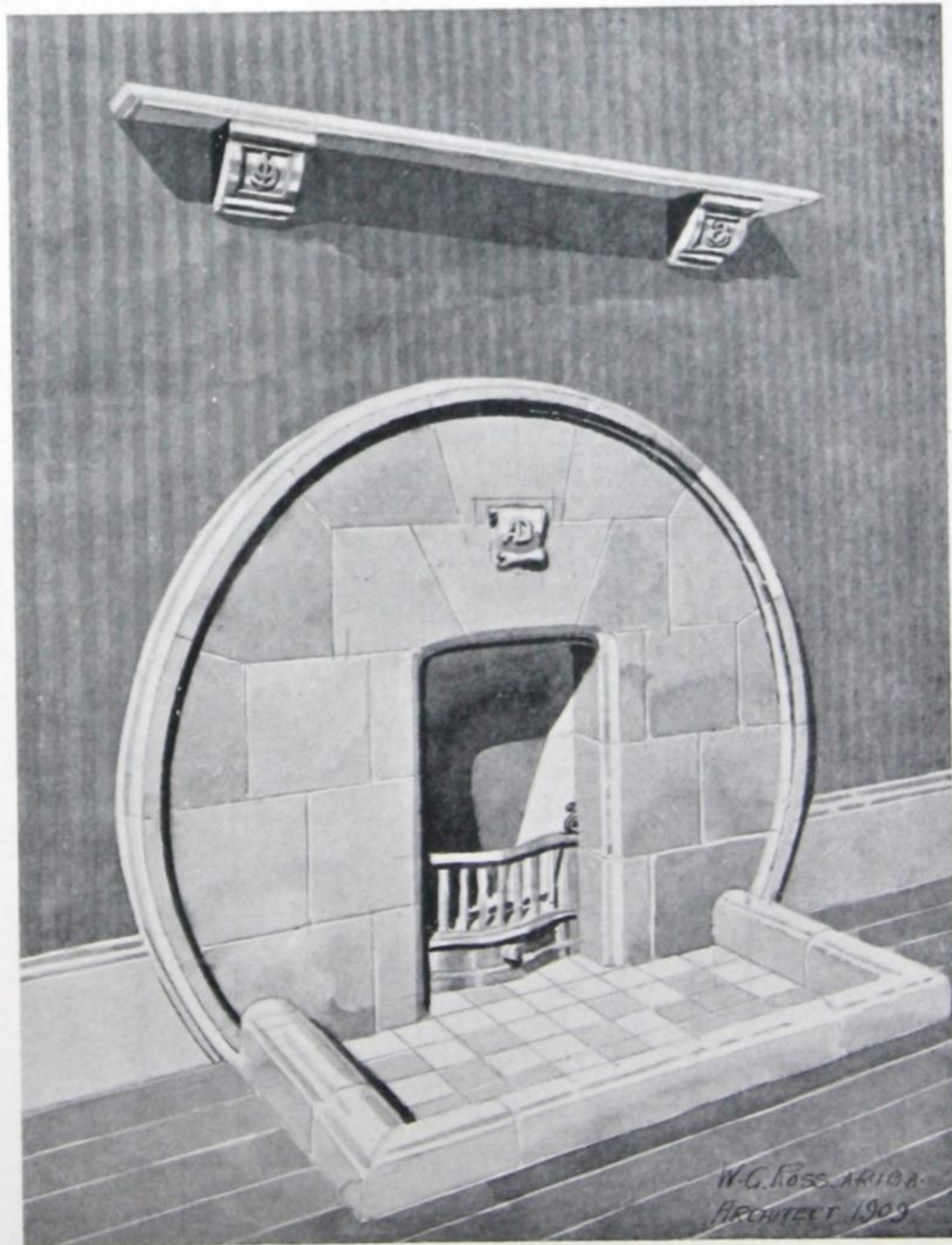
Plot :—36 ft.

Cost :—£400.



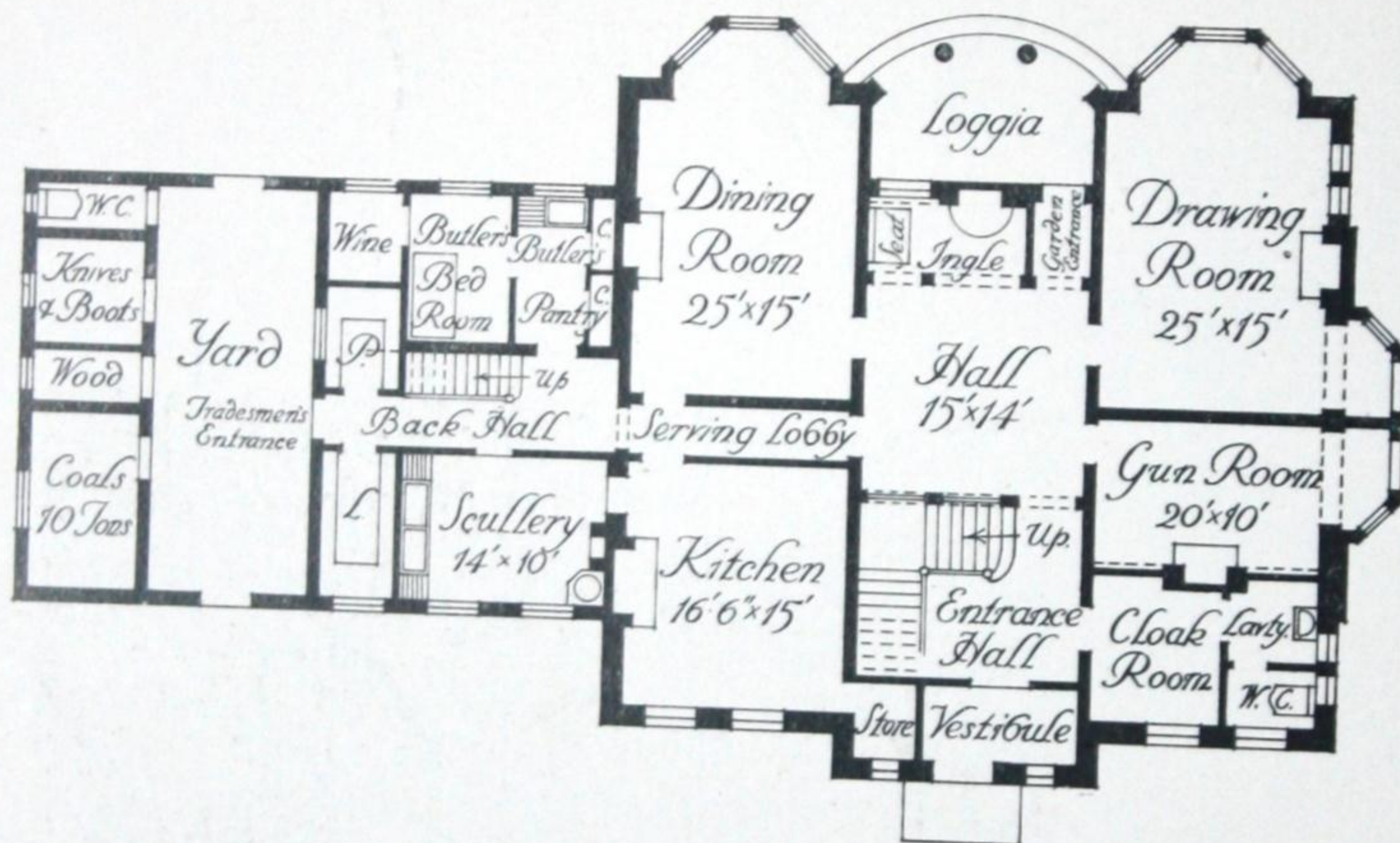
A CORNER OF
LIVING ROOM.

DETAIL OF FIREPLACE
SHEWN ABOVE. It was
specially made in dull
glazed ware of a blue
grey colour. The shelf
is of wood resting on
modelled corbels of
the same ware.

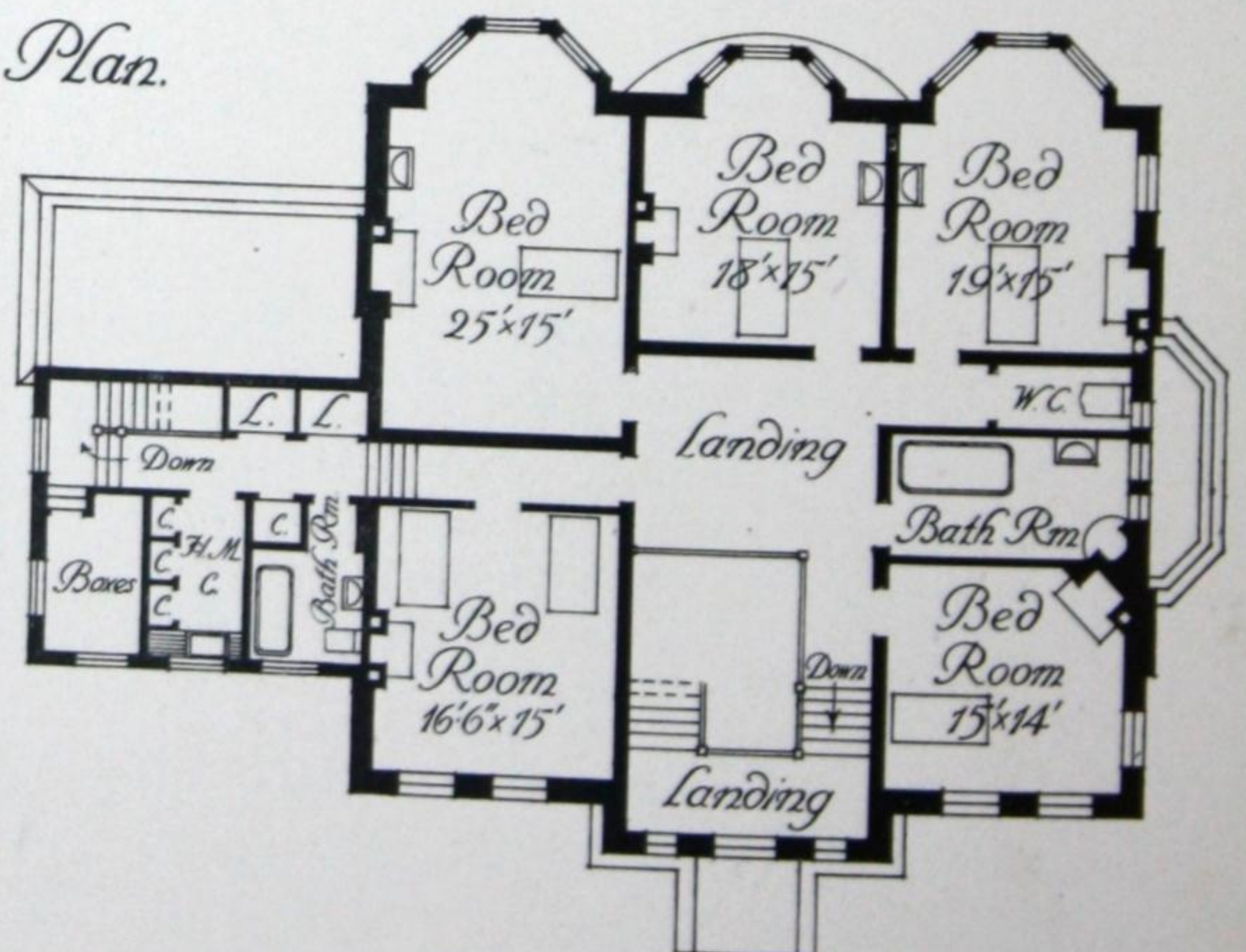




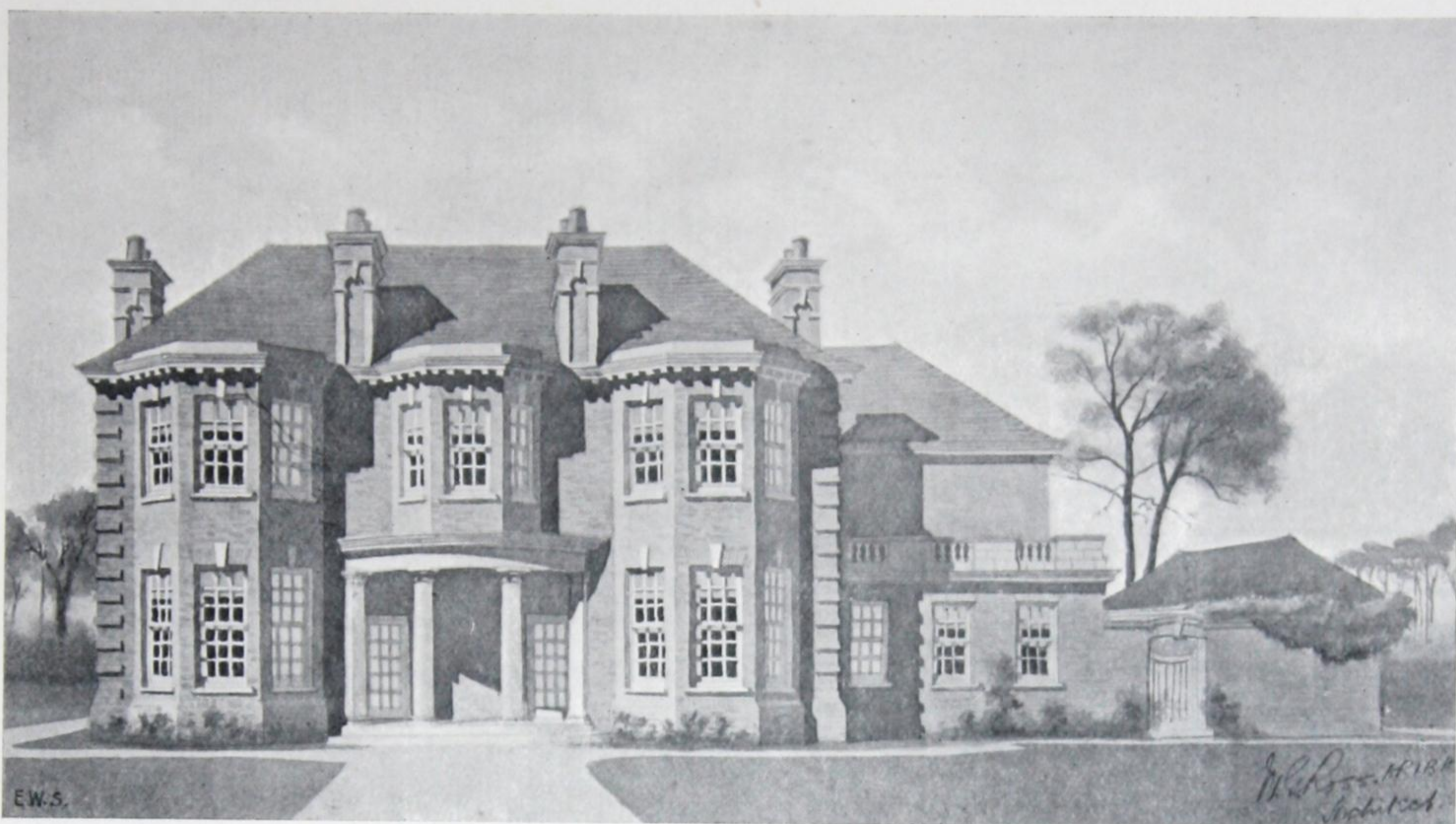
THE ENTRANCE FRONT AND STABLES.



Ground Floor Plan.



First Floor Plan

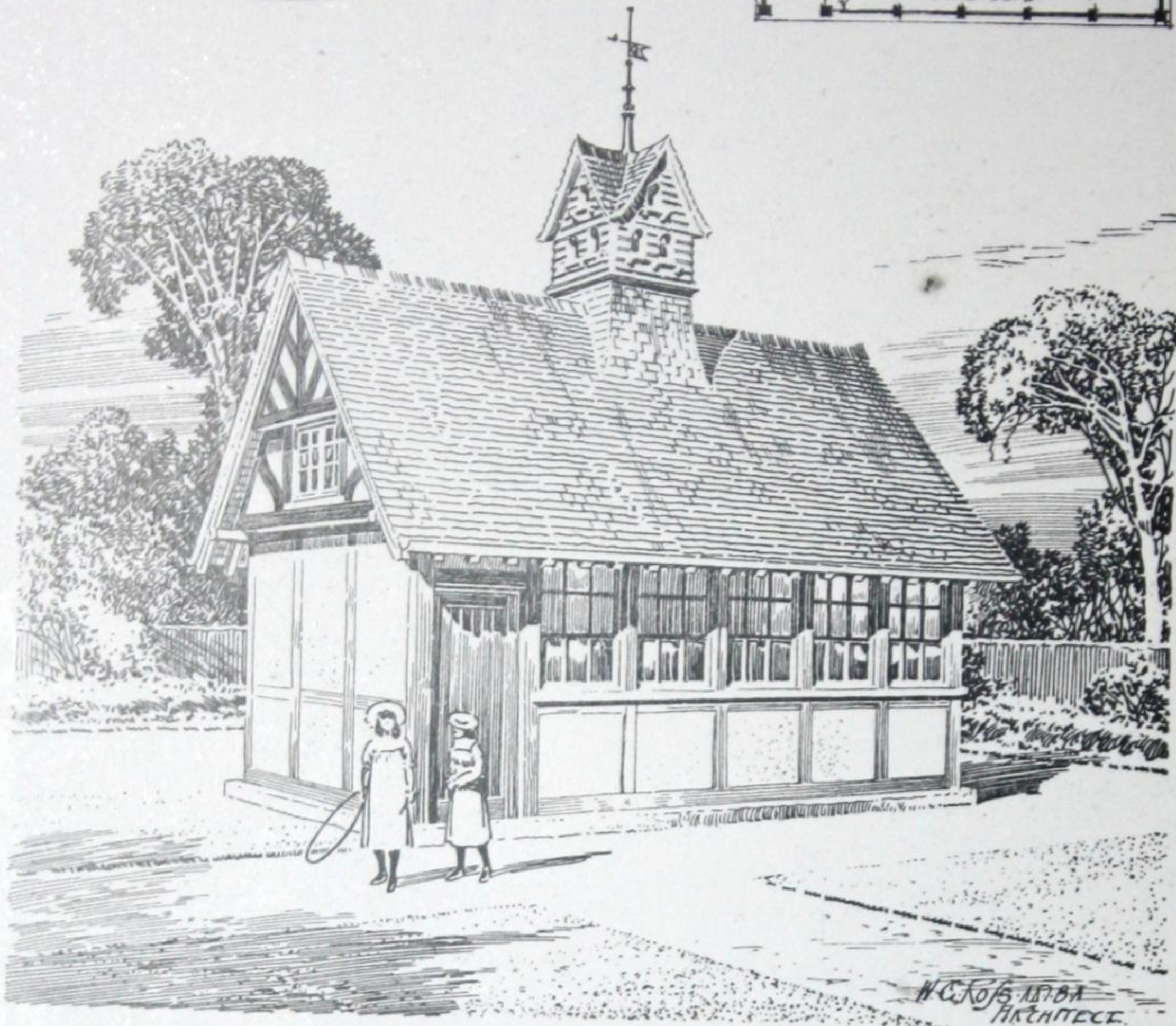


THE GARDEN FRONT.

PROPOSED SHOOTING BOX, MALDON.

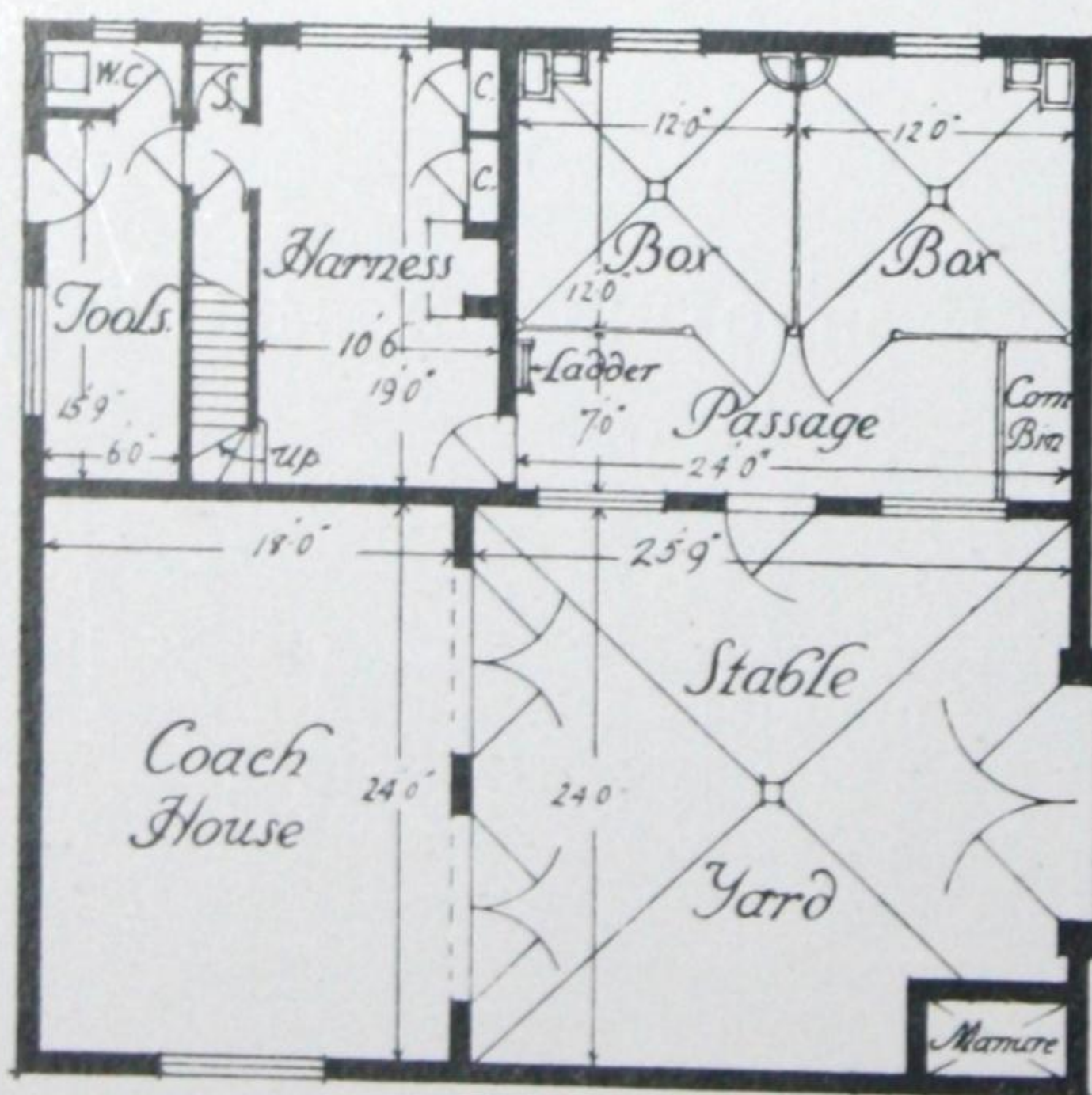
This house was designed for a three acre site on rising ground near Maldon Station. The site falls from the road, giving fine views from the back of house, with the Blackwater in the distance. The best rooms are therefore placed on the garden front with a south-east aspect. For plans and particulars of stable see page 54.

The elevations are in local sand-faced red bricks, with rubbed and gauged arches and Ancaster stone dressings. The cornice is of wood, and the roofs are covered with hand-made tiles. The estimated cost is £2,600.

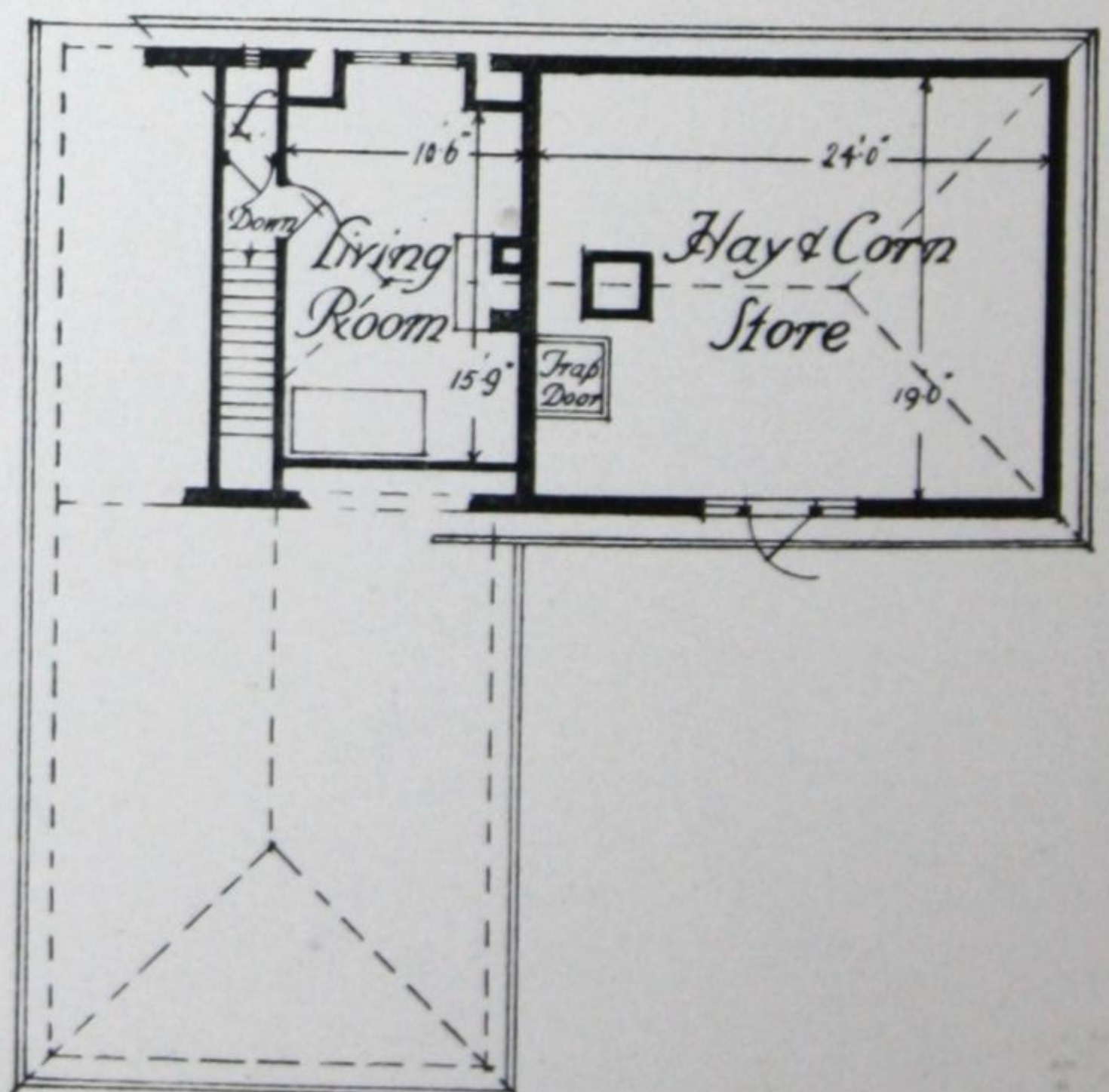


THE STABLES, SHOOT- ING BOX, MALDON.

The Boxes will be formed with movable fittings, and either box would be readily converted into two stalls. The Coach House is large enough to accommodate Dog Cart, Brougham, and Motor Car. The estimated cost is £500. For elevations see page 52.



Ground Floor Plan



First Floor Plan



SEMI-DETACHED HOUSES, SUTTON.

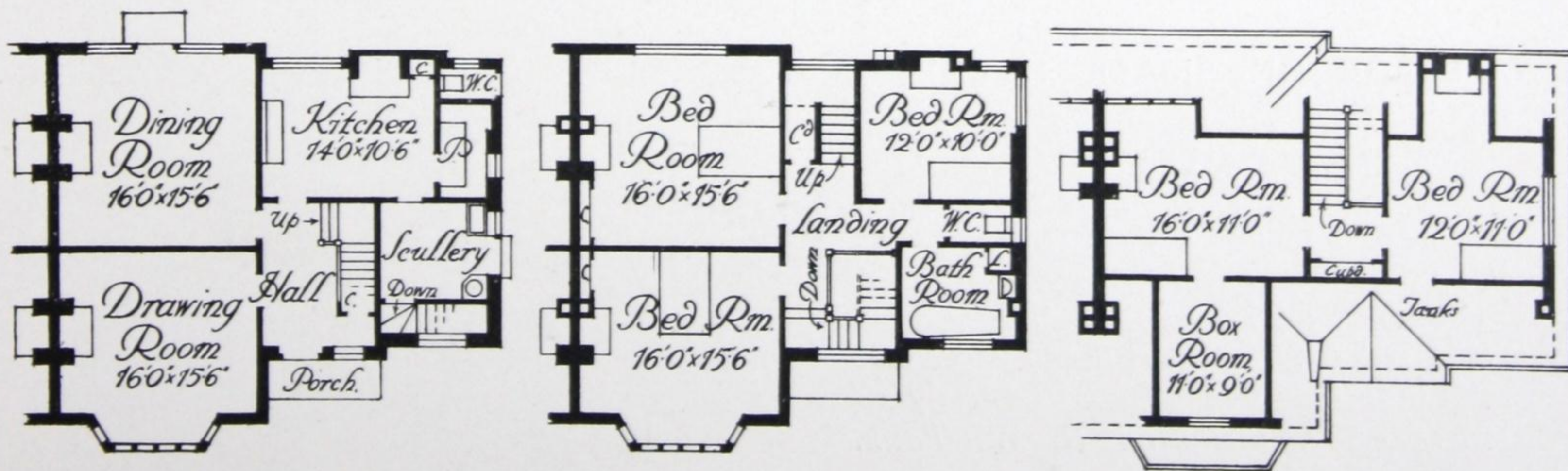
Also built detached, for photo see page 93.

Accommodation :—as plans, with good Coal Cellar and airy Larder in the Basement.

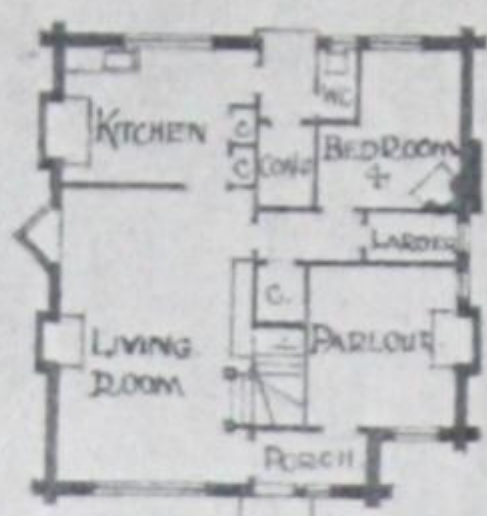
Elevations :—Dark tiled roofs. White stucco and red brick walls, with half timbered gables.

Plot :—42 ft.

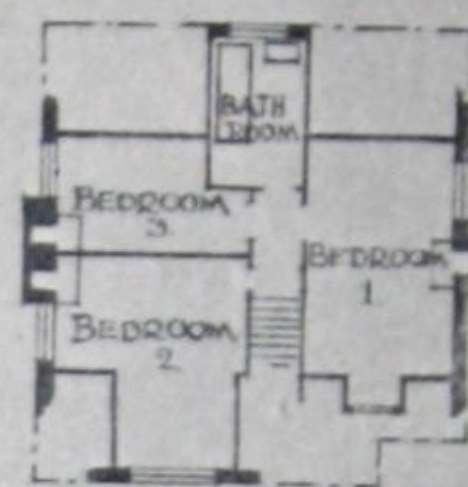
Cost :—£735 each.



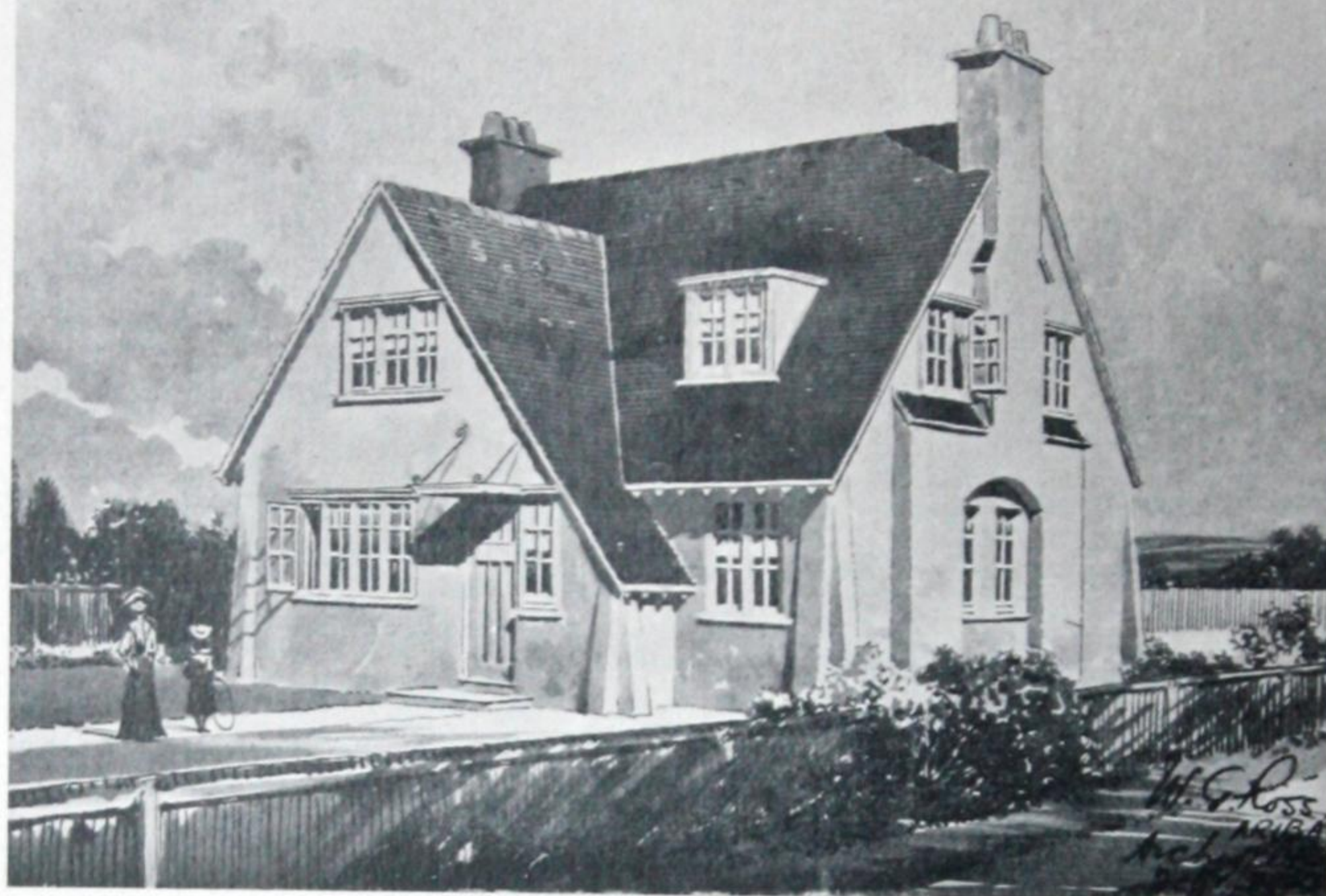
GROUND, FIRST AND SECOND FLOOR PLANS.



GROUND FLOOR PLAN.



FIRST FLOOR PLAN.



COTTAGE ON SMALL HOLDING.

Accommodation:—as shewn on plans.

Living Room: 18' 0" x 12' 0": Parlour: 10' 6" x 10' 0":

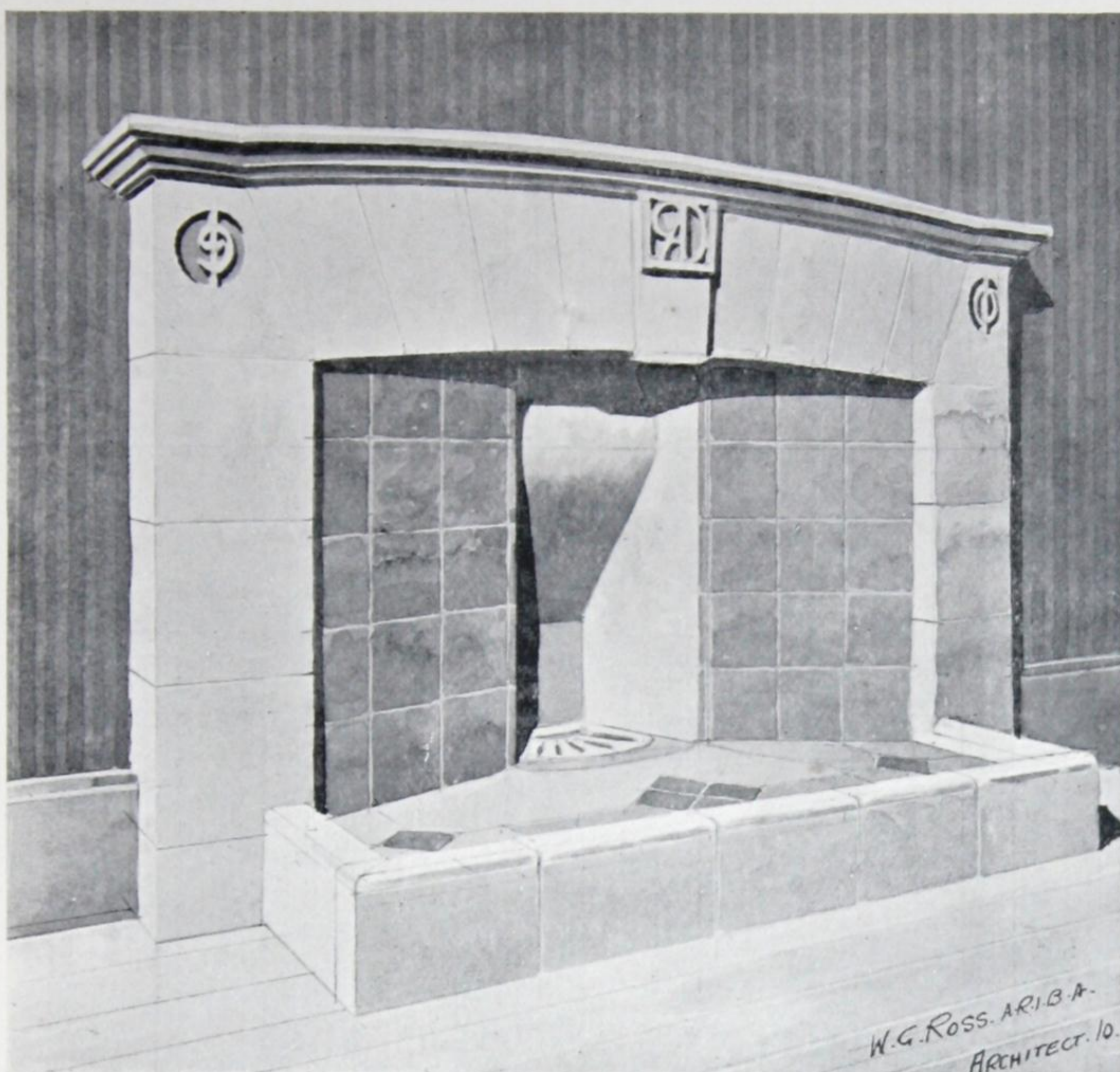
Combined Kitchen and Scullery: 12' 0" x 8' 6":

Bed Rooms: (1) 15' 0" x 10' 6": (2) 12' 0" x 11' 0":
(3) 10' 0" x 7' 0": (4) 9' 6" x 8' 0":

Elevations:—The rough cast walls are buff colour. The roof is covered with bright red tiles, and all wood work but doors is stained dark.

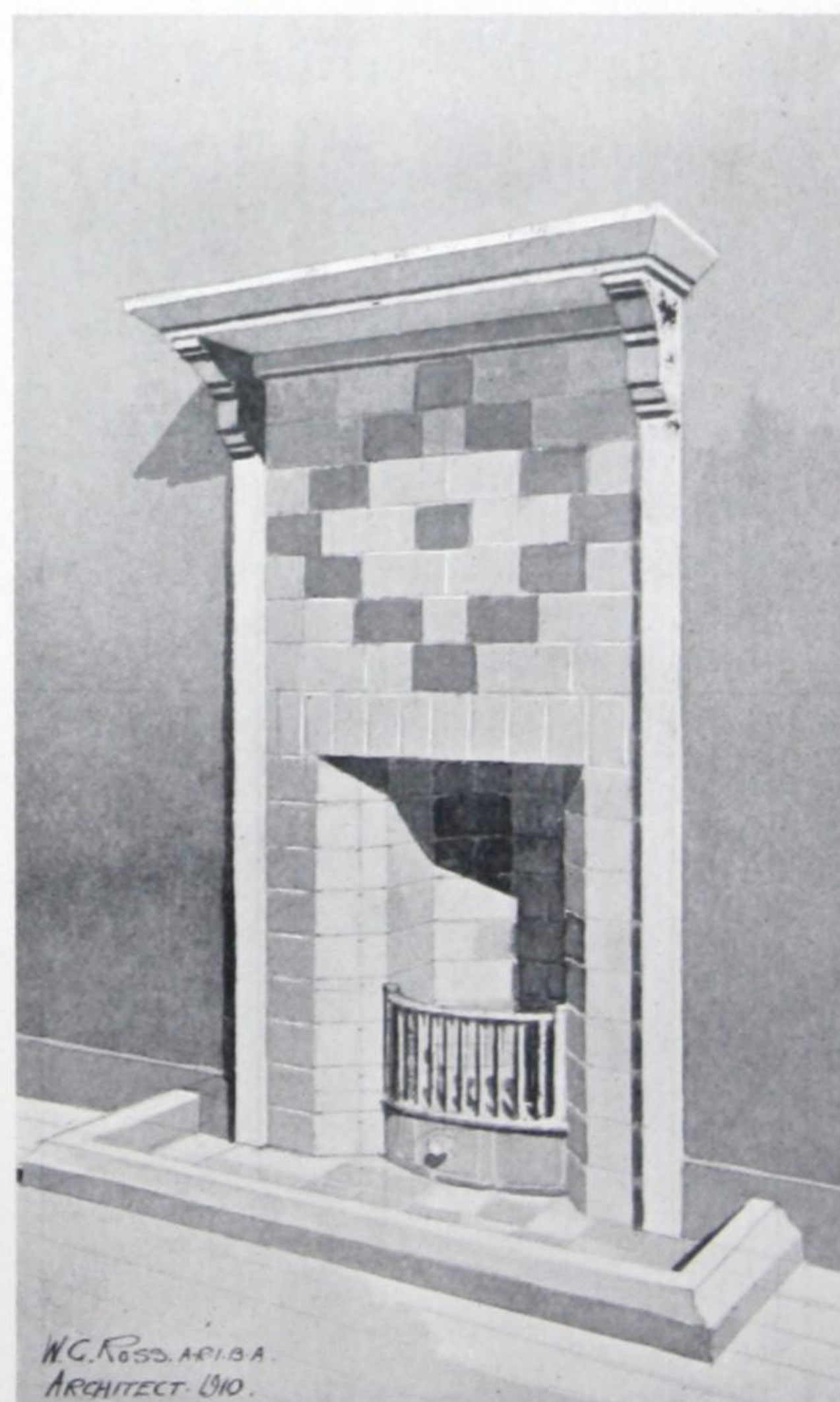
Plot:—40 ft.

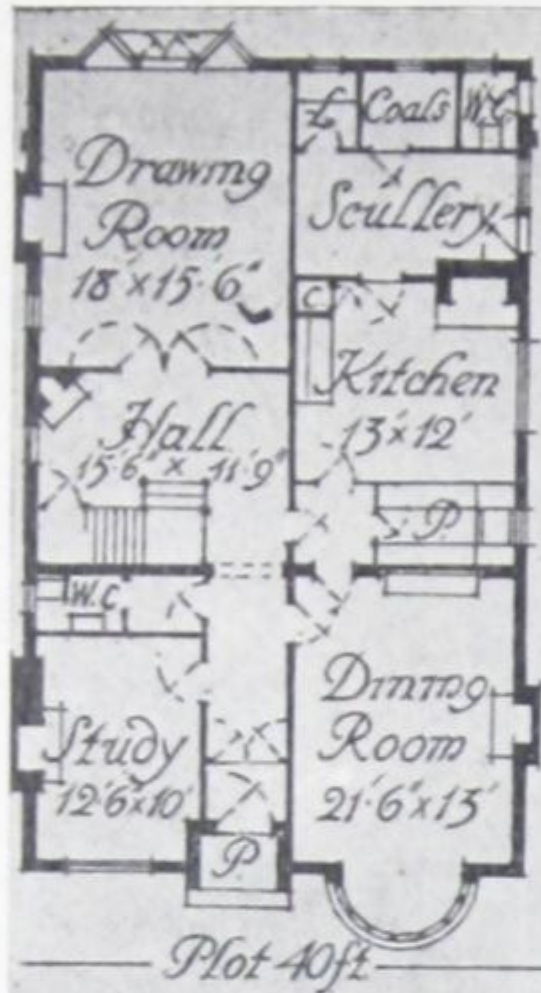
Cost:—£385, including R. W. Tank.



DETAIL OF LIVING
ROOM FIREPLACE
*specially made in
warm coloured
vitreous terra
cotta and green
dull glazed ware.*

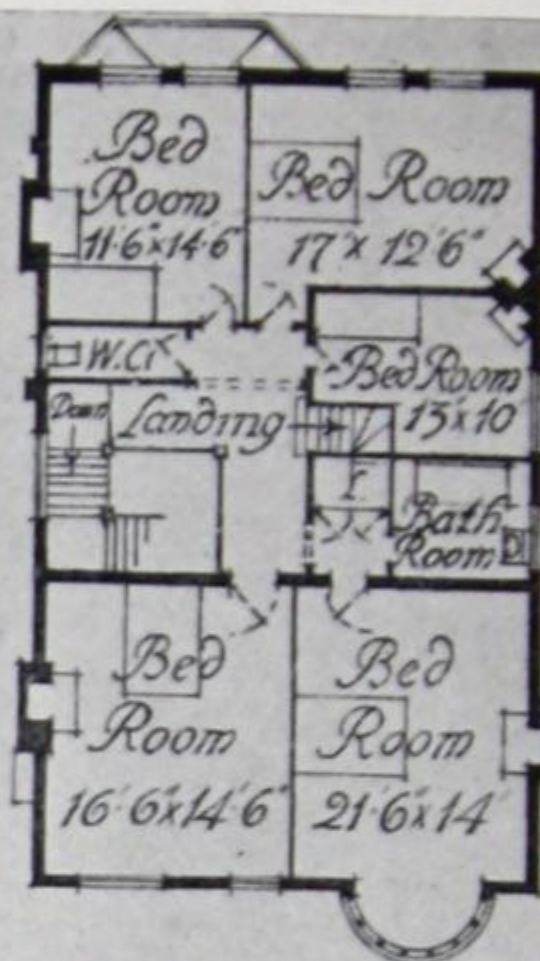
THE BED ROOM FIREPLACES
*are of red brick with dia-
per pattern worked in "blue
ends." The surround and
shelf are of deal stained.*





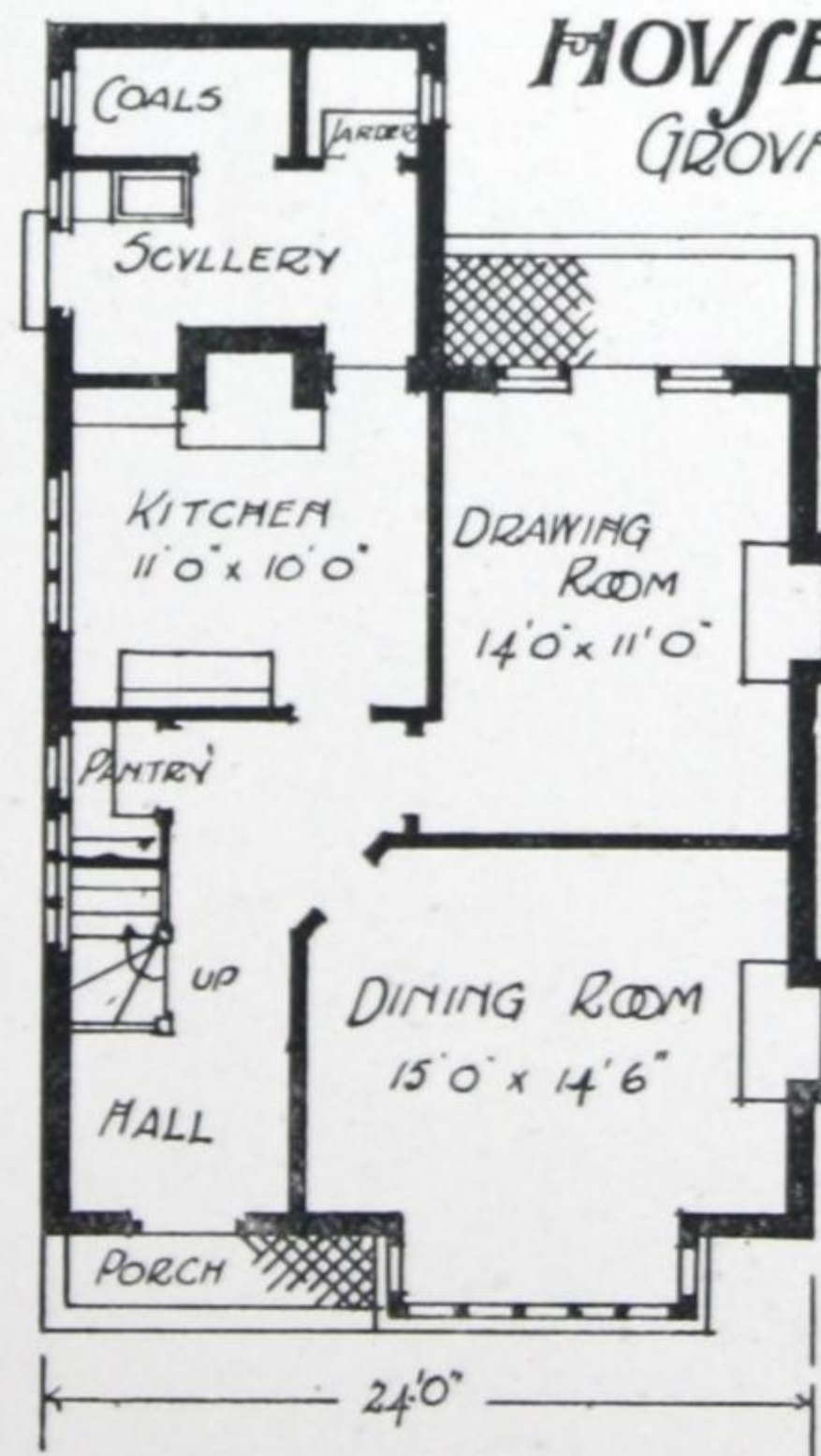
Ground Floor Plan.

1st Floor Plan
On 2nd Floor:-
1/4 Billiard Room
Large Bed & Box Rms.



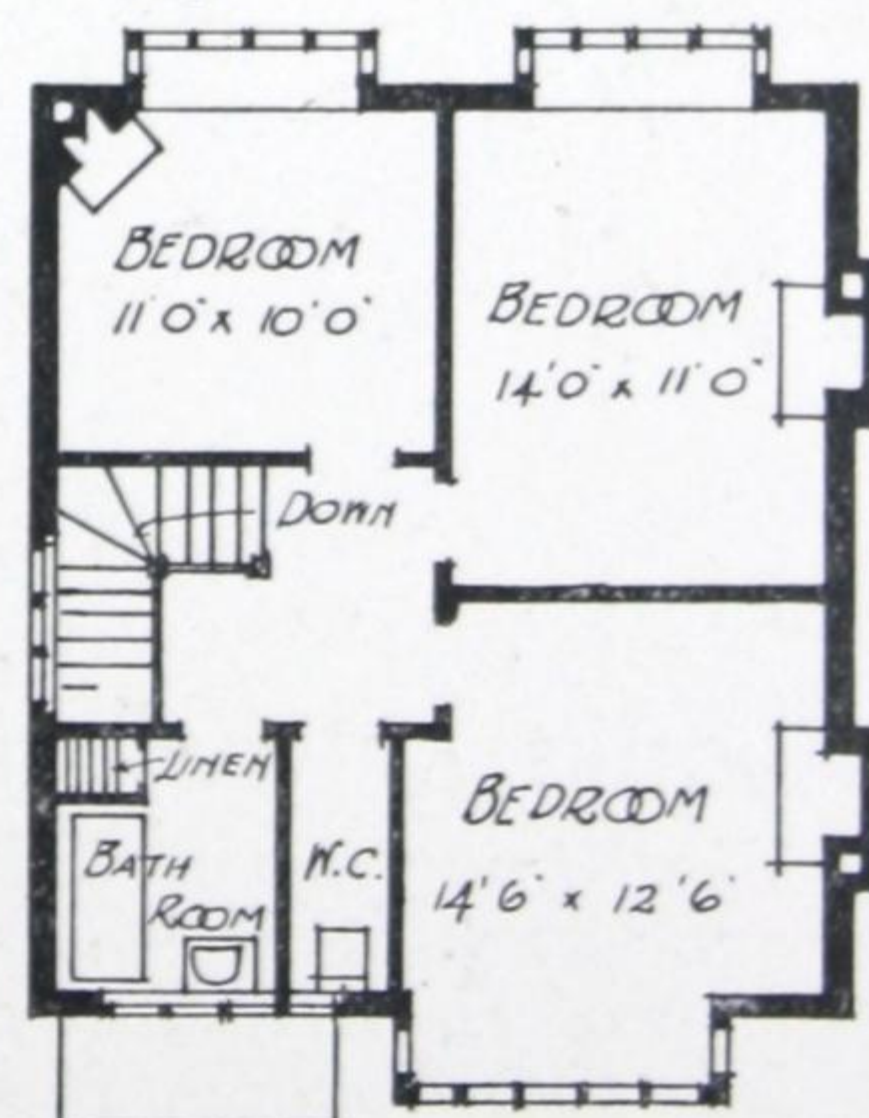


FRONT ELEVATION.



HOUSE, BELMONT, SURREY.
GROUND & FIRST FLOOR PLANS
COST £450

W.G. ROSS.
A.R.I.B.A.
ARCHITECT.





HOUSE AT WESTCLIFF-ON-SEA.

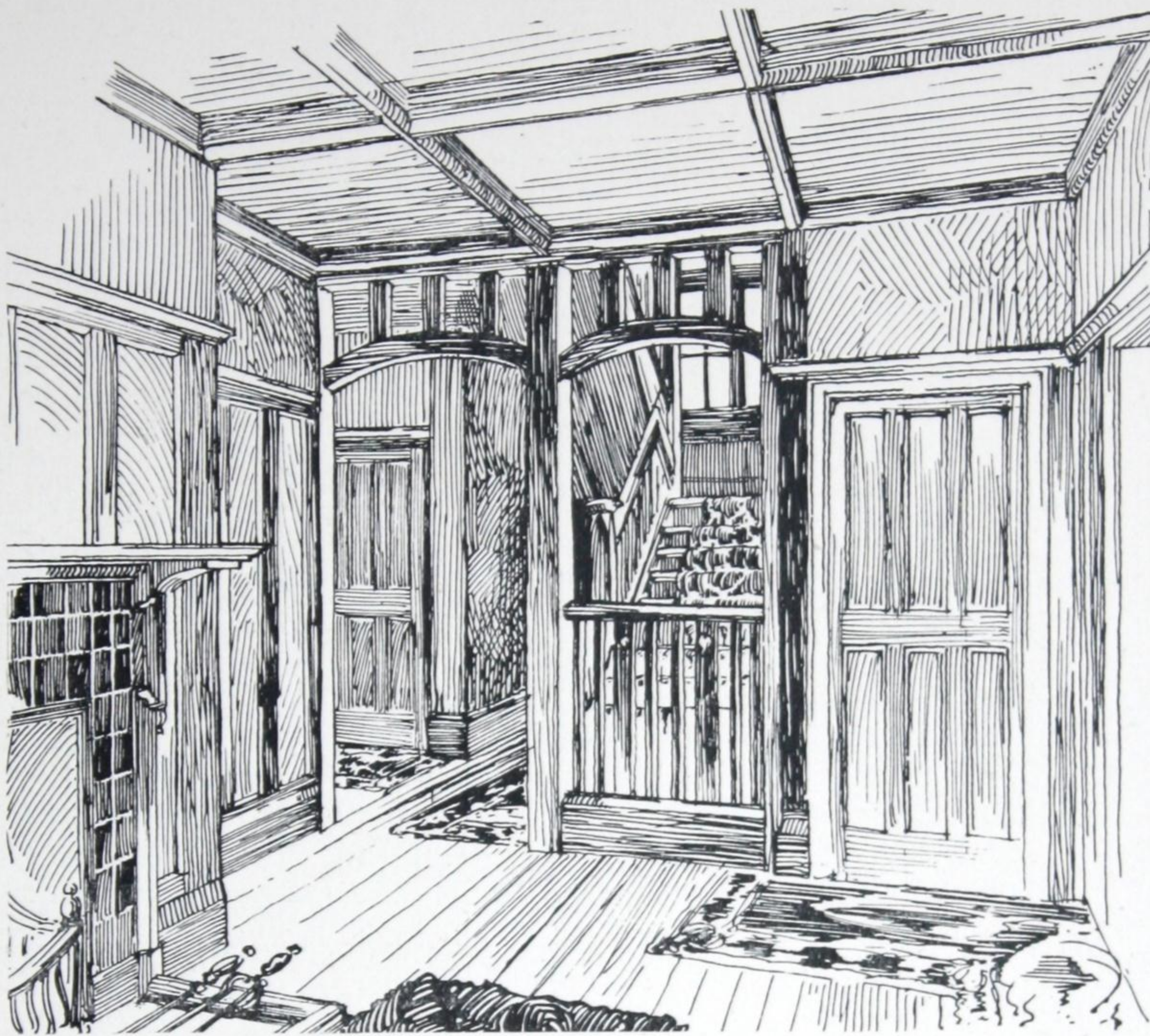
The Dining Room opens on to a Verandah not shewn on the Plan. The view of Hall is taken from the Vestibule door looking towards the stairs.

Accommodation :—see next page.

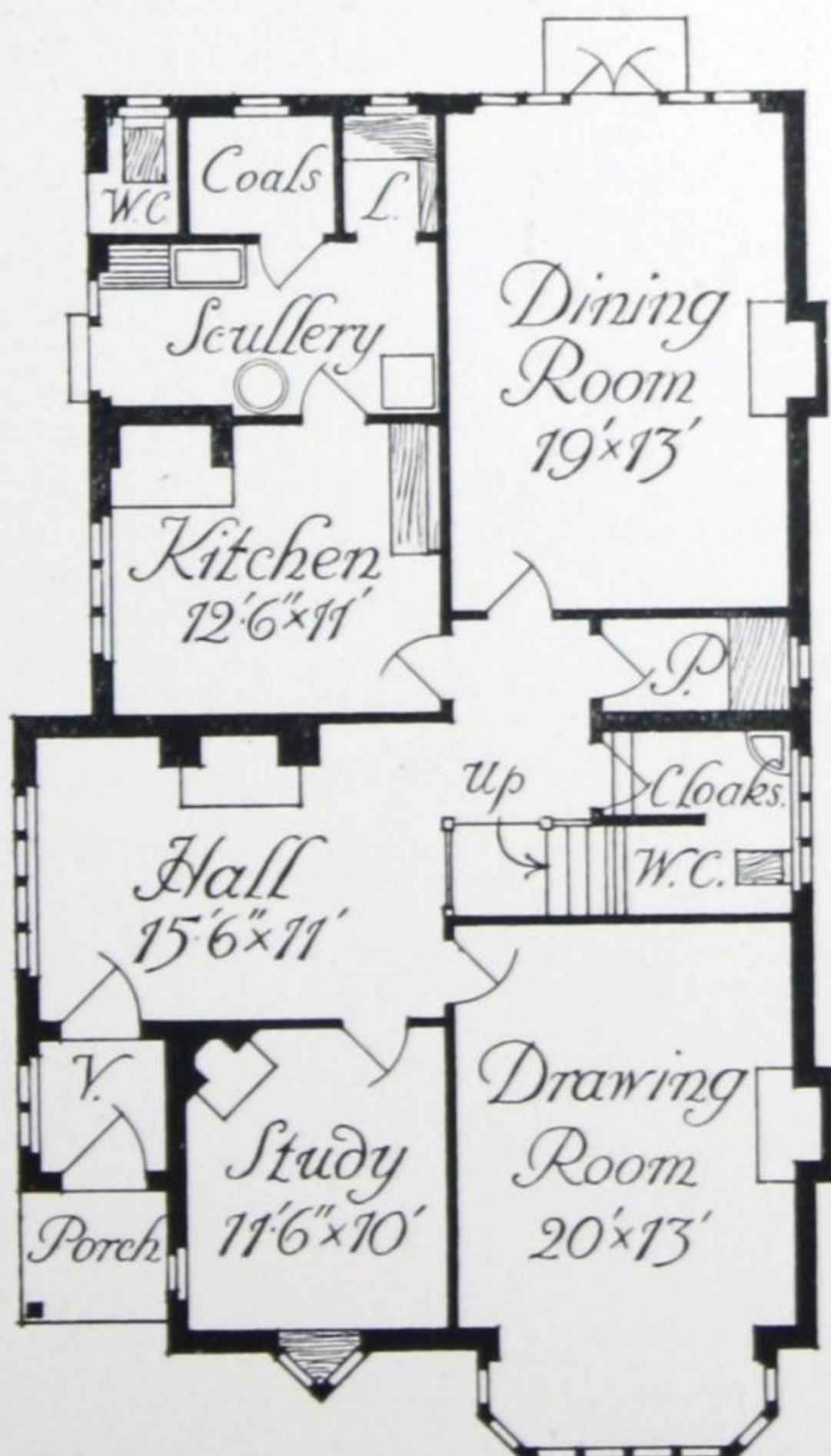
Elevations :—Red tiled roof. Tile and timbered gables. Cream rough cast walls and red brick plinth.

Plot :—40 ft.

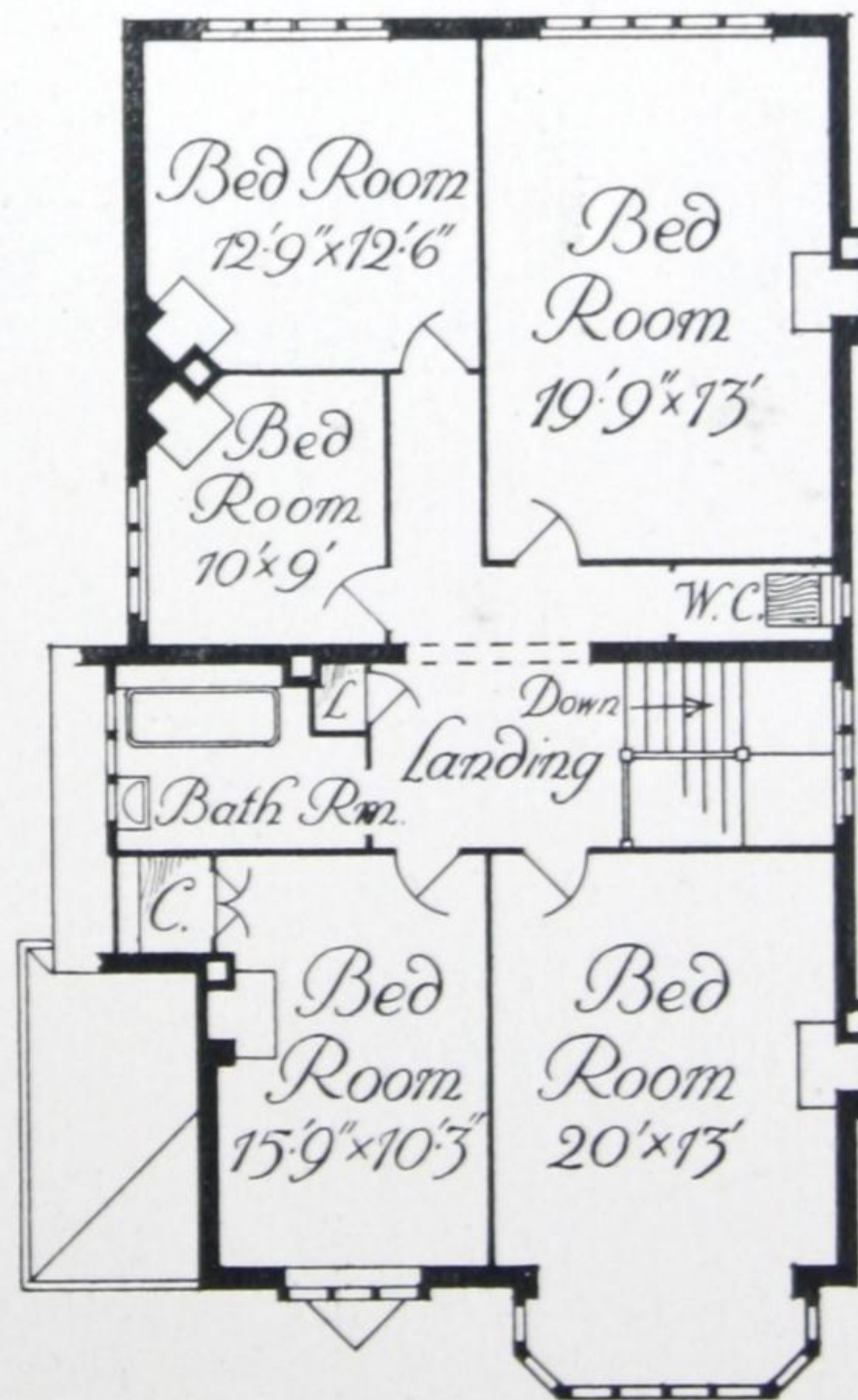
Cost :—£1,000.



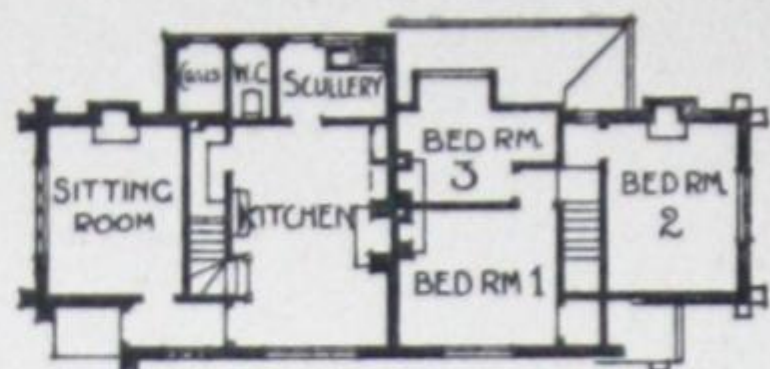
IN THE HALL.



GROUND FLOOR PLAN.



FIRST FLOOR PLAN.



GROUND FLOOR - PLAN - FIRST FLOOR



W.C. ROOM, ADIBA ARCHITECT

PAIR OF COTTAGES, GT. NELMES, HORNCHURCH.

These were for the Gardener and Groom.

Accommodation :—as plans.

Kitchen: 17' 0" x 12' 0": Sitting Room: 13' 0" x 10' 6":

Bed Rooms : (1) 13' 0" x 10' 6": (2) 12' 0" x 10' 6":

Elevations:—Walls are rough cast and coloured buff. Roofs covered with old tiles. Windows are glazed with leaded lights, and all joinery is painted bright green.

Plot :—65 ft. Cost :—£450 the pair.



FAMILY HOUSE, SUTTON.

Accommodation:—as plans with Coal Cellar and Larder in Basement, and on Second Floor two large Bed Rooms and Box Room.

Reception Rooms : (1) 20' 6" × 14' 0" : (2) 18' 0" × 14' 0" :
(3) 13' 0" × 12' 5" :

Bed Rooms : (1) 17' 6" × 14' 6" : (2) 14' 6" × 14' 0" :
(3) 15' 0" × 12' 6" :

Elevations:—Red tiled roof. First floor walls are covered with pebble dashing and the Ground floor are red brick. Sash windows.

Plot:—60 ft.

Cost:—£1,175.



CORNER HOUSE.

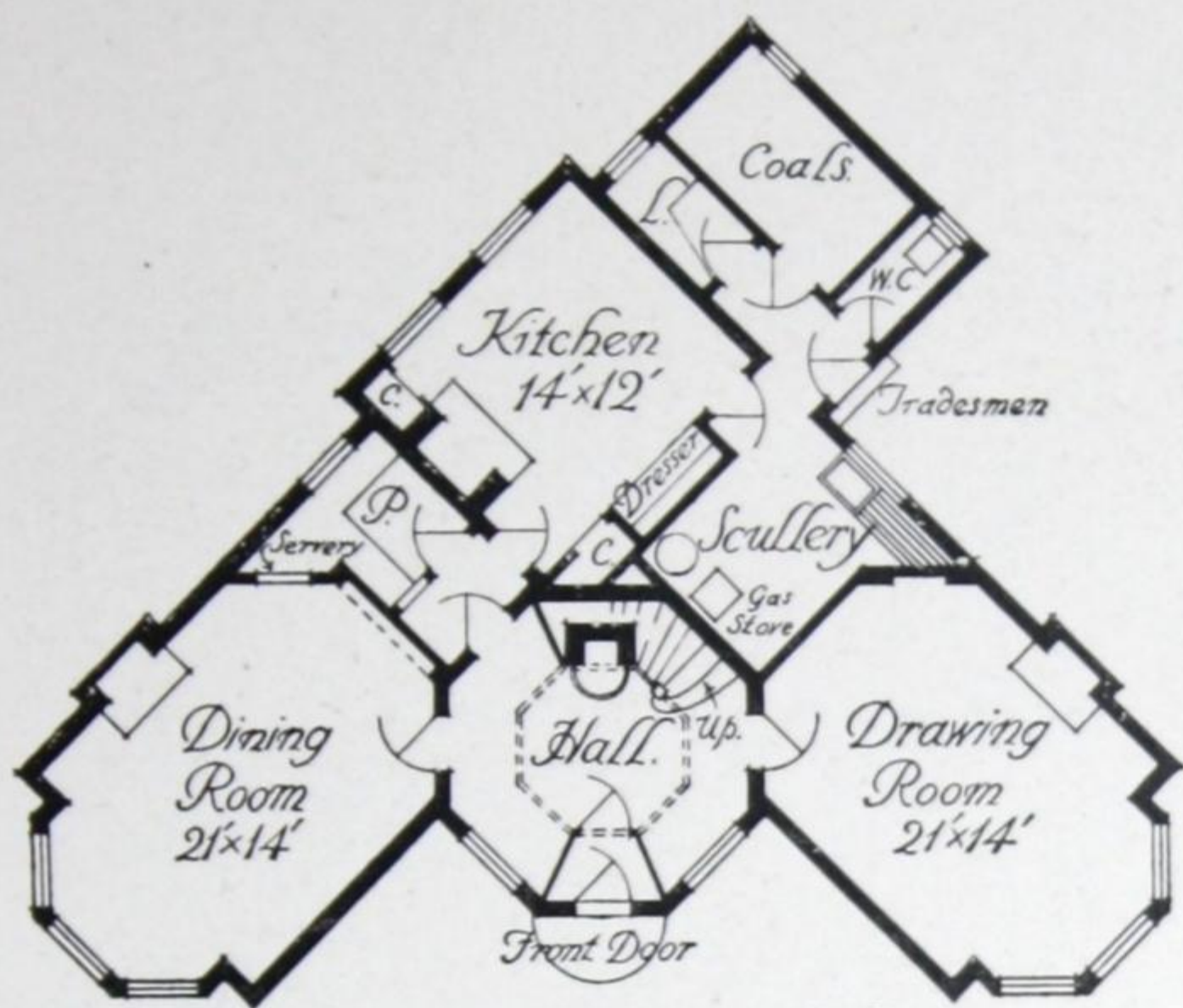
This house was designed for a corner site on the Great Nelves Estate, Hornchurch, with south-east and south-west aspects. It secures all the sunshine possible and is a very good plan for any open site with a south aspect, and is possessed of considerable individuality.

Accommodation:—as plans on opposite page.

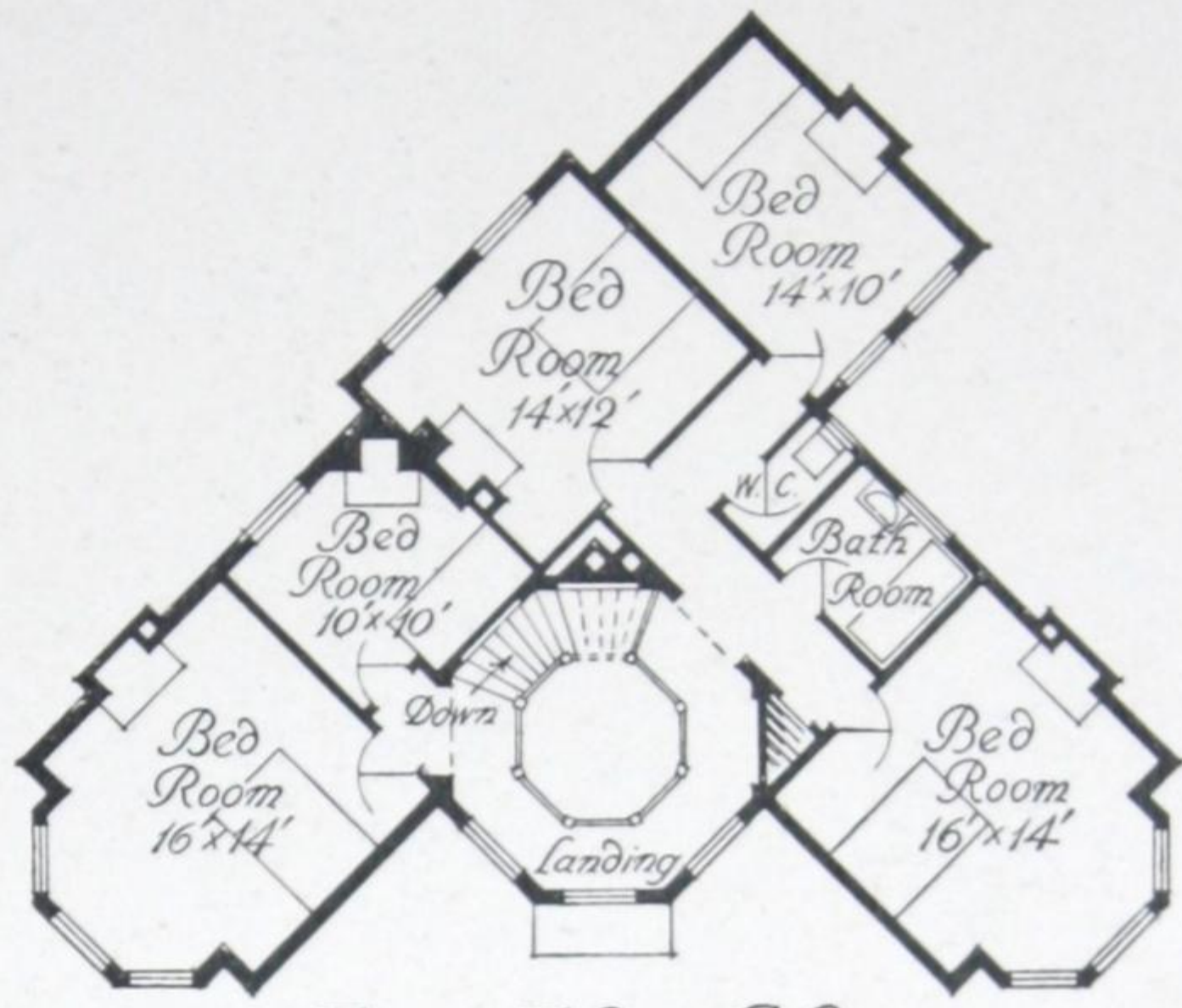
Elevations:—Red brick with diaper patterns worked in "blue ends." Sash windows and wooden cornice, carved hood and brackets over front door. All wood work painted white.

Plot:—55 ft., exclusive of set back to side building line.

Cost:—£950.

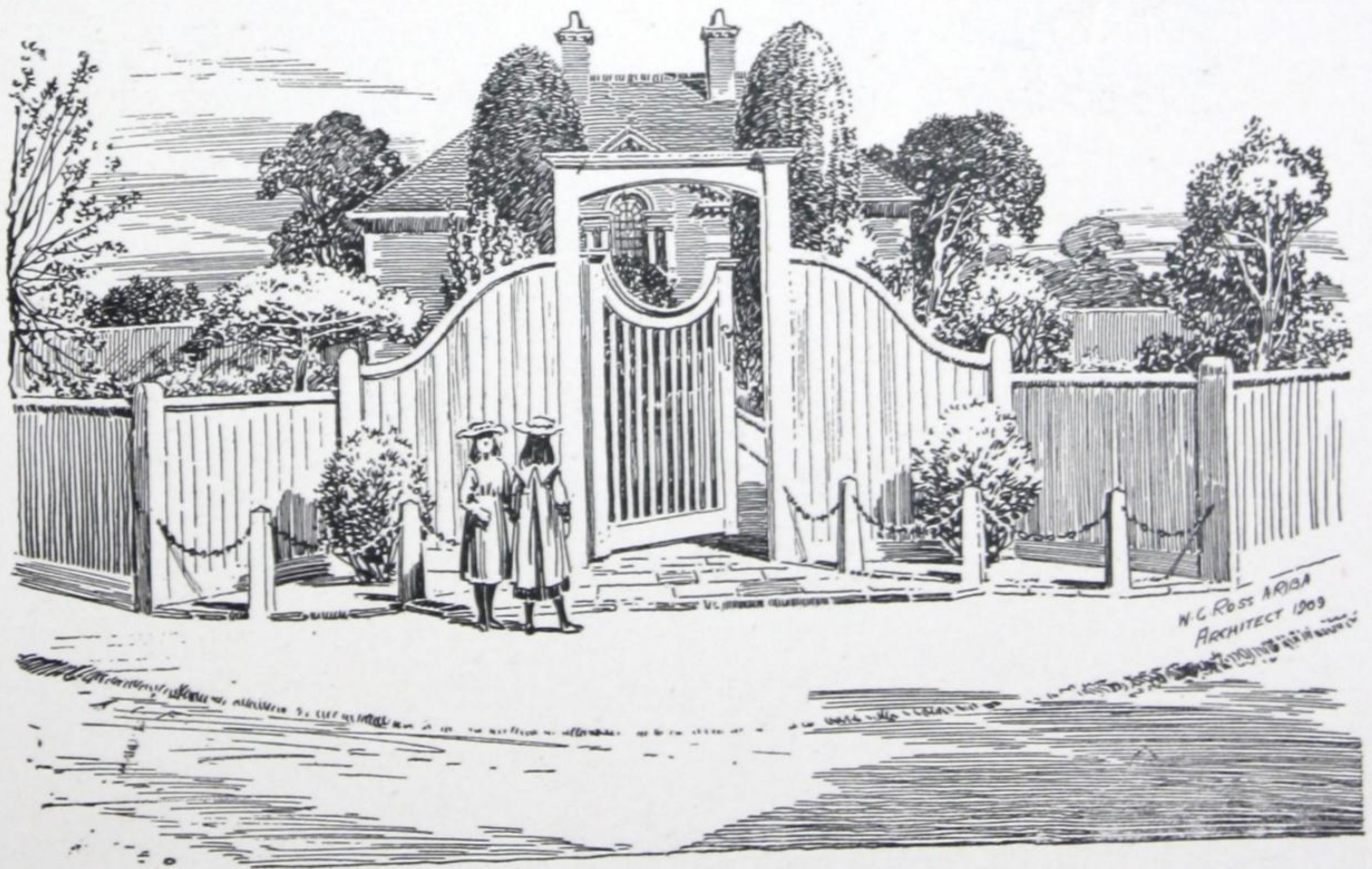


Ground Floor Plan.



First Floor Plan.

SIMPLE GATEWAY
ON A CORNER.





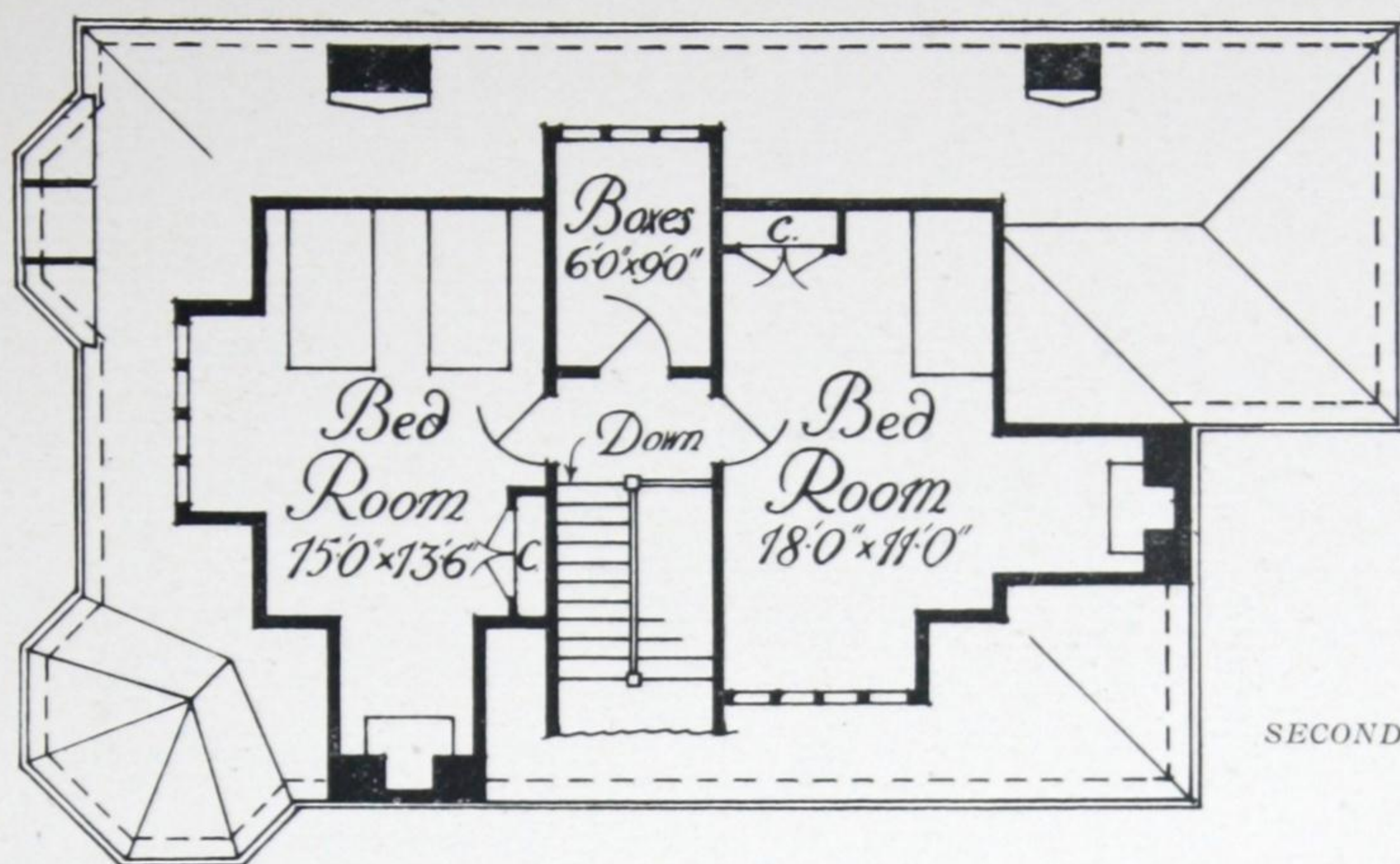
Similar House with elevations treated in red brick.

TWO CORNER HOUSES, SUTTON.

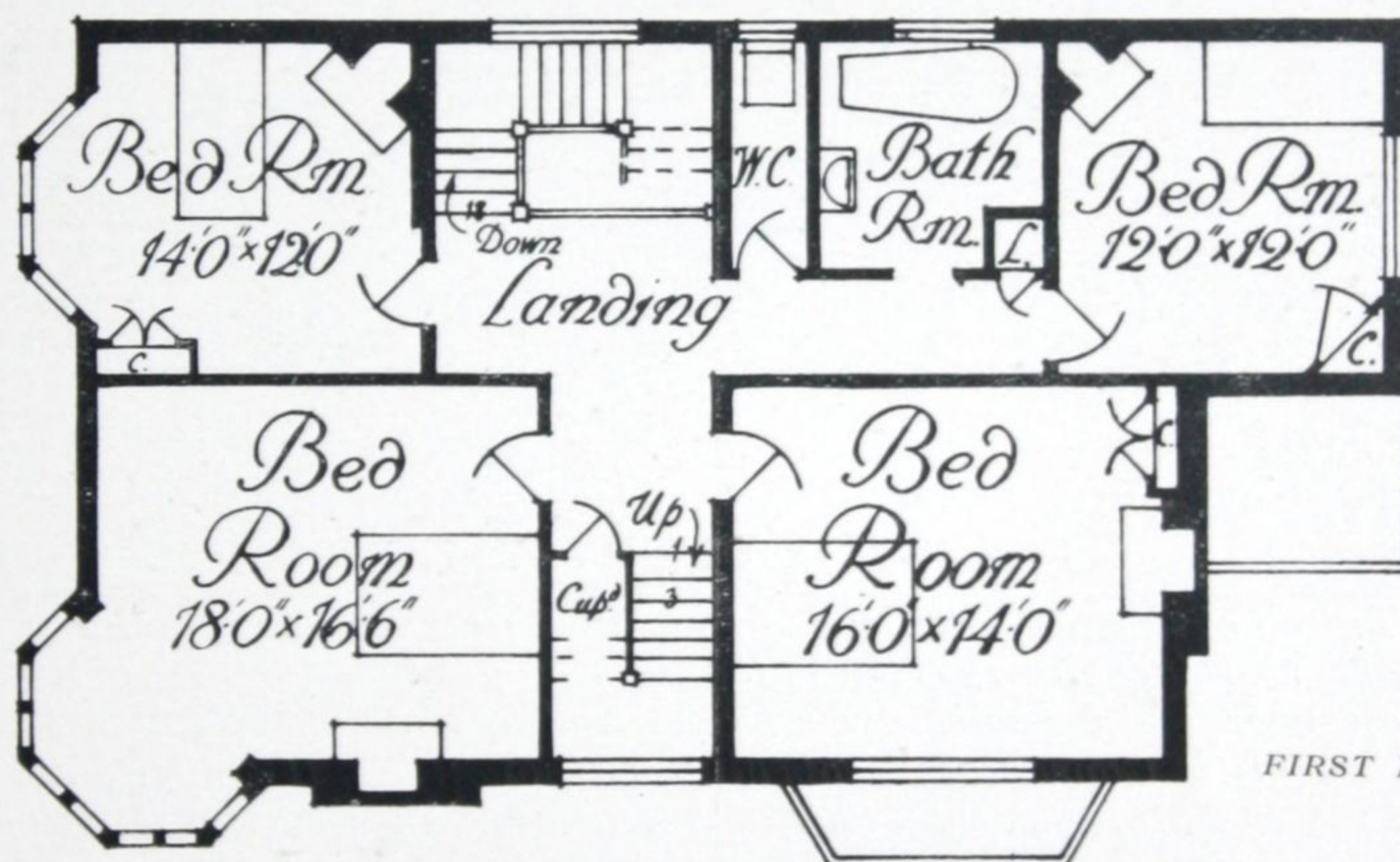
Accommodation:—as plans on next page with Coal Cellar and Larder in Basement. The Hall, although not large, has a cosy Ingle with fireplace and seat under stairs.

Elevations:—Dark tiled roofs. Bright red hanging tiles on bays. Cream coloured rough cast walls. Entrance Porch with arch and quoins built in purple stocks. Wrought iron gutter brackets. Casement windows with wood work painted bright green. The oak front door is wax polished.

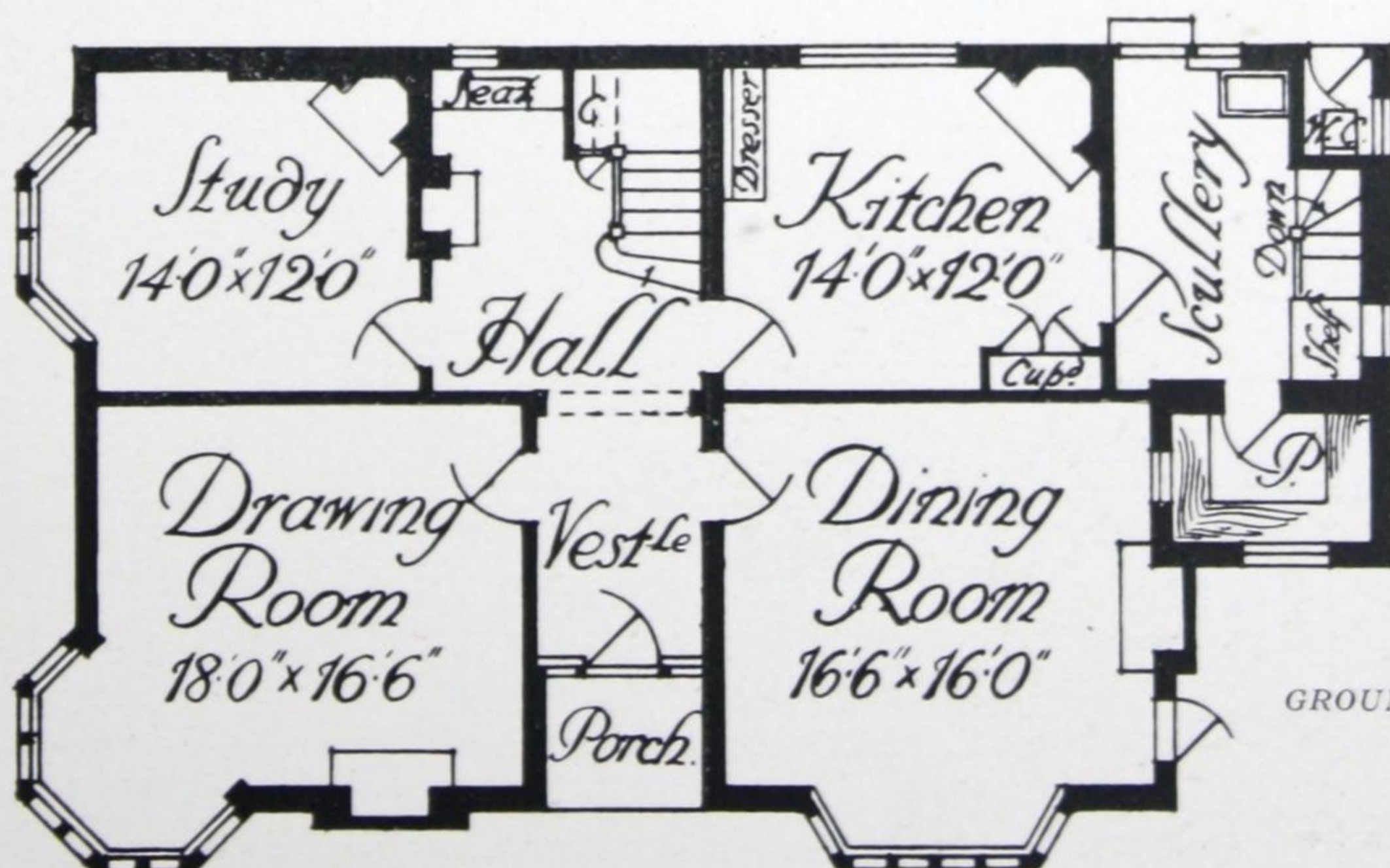
Plot:—35 ft. exclusive of set back to the side building line. Cost:—£1,050.



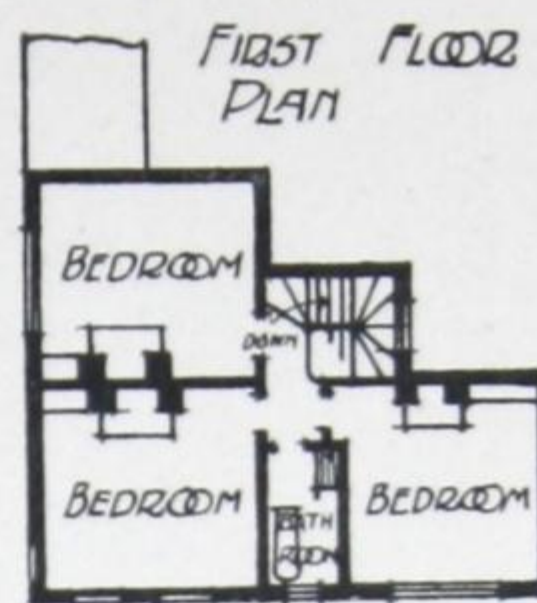
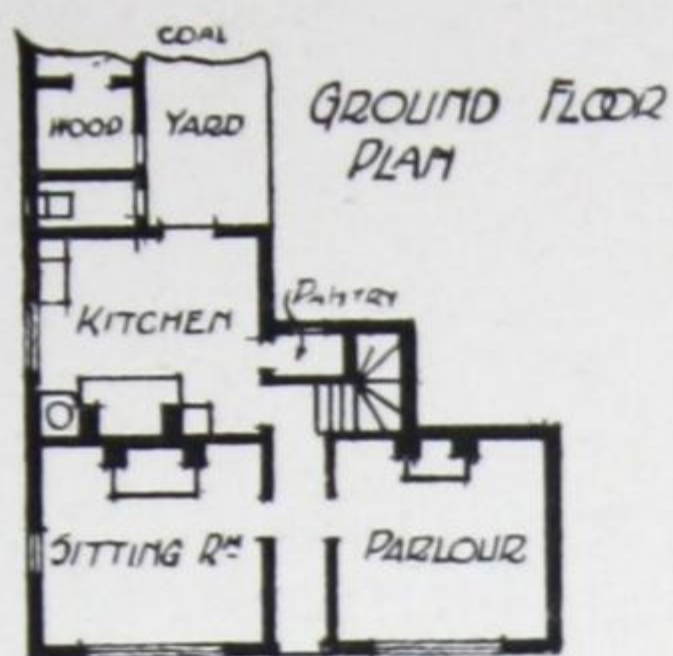
SECOND FLOOR PLAN.



FIRST FLOOR PLAN.



GROUND FLOOR PLAN.



COTTAGE AT SOUTHMINSTER.

Accommodation:—as plans.

Sitting Rooms: (1 & 2) 13' 0" x 12' 0":

Bed Rooms: (1 & 2) 13' 0" x 12' 0":

Elevations:—Dark tile roof with bright red brick walls. Sash windows, door and hood painted white.

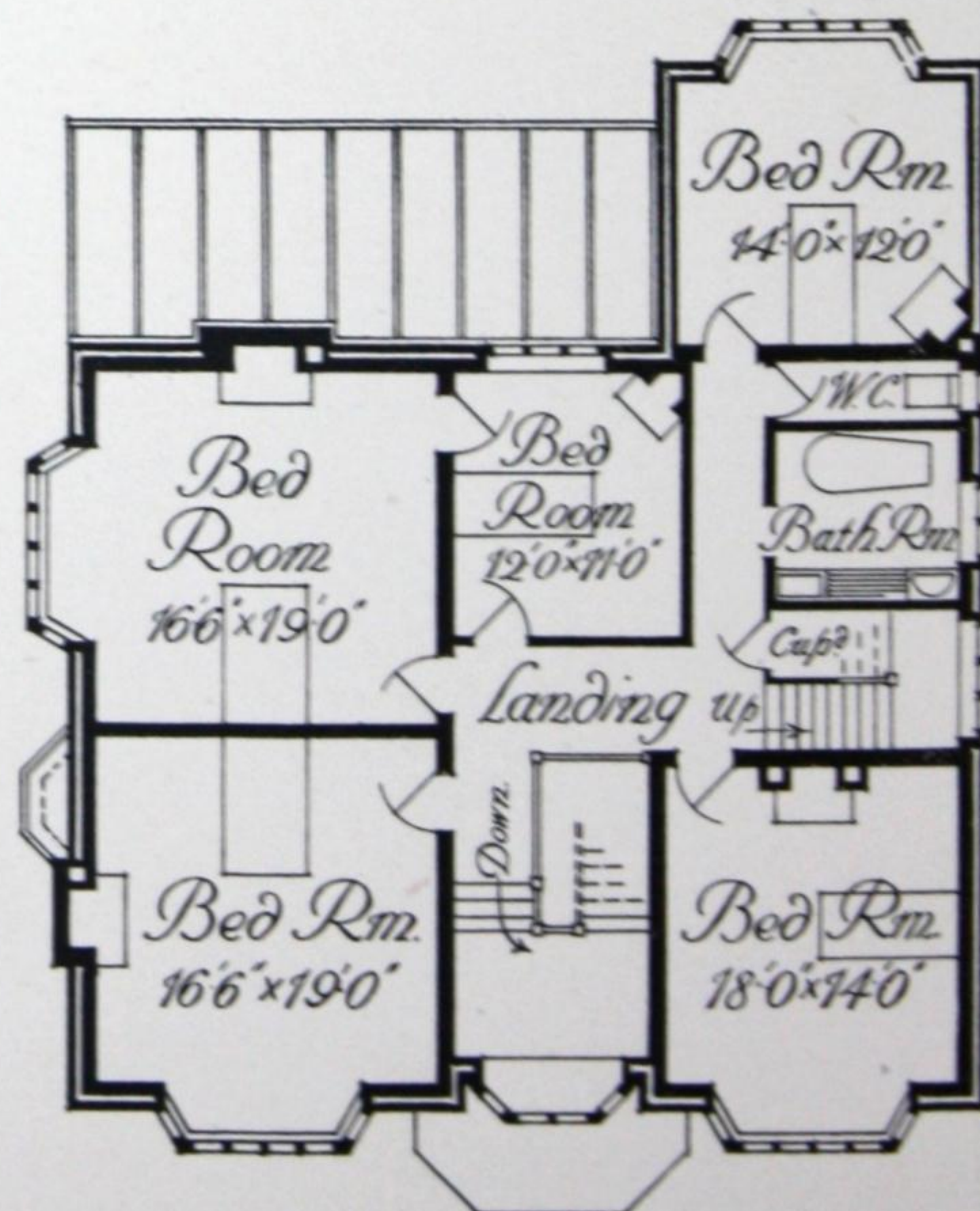
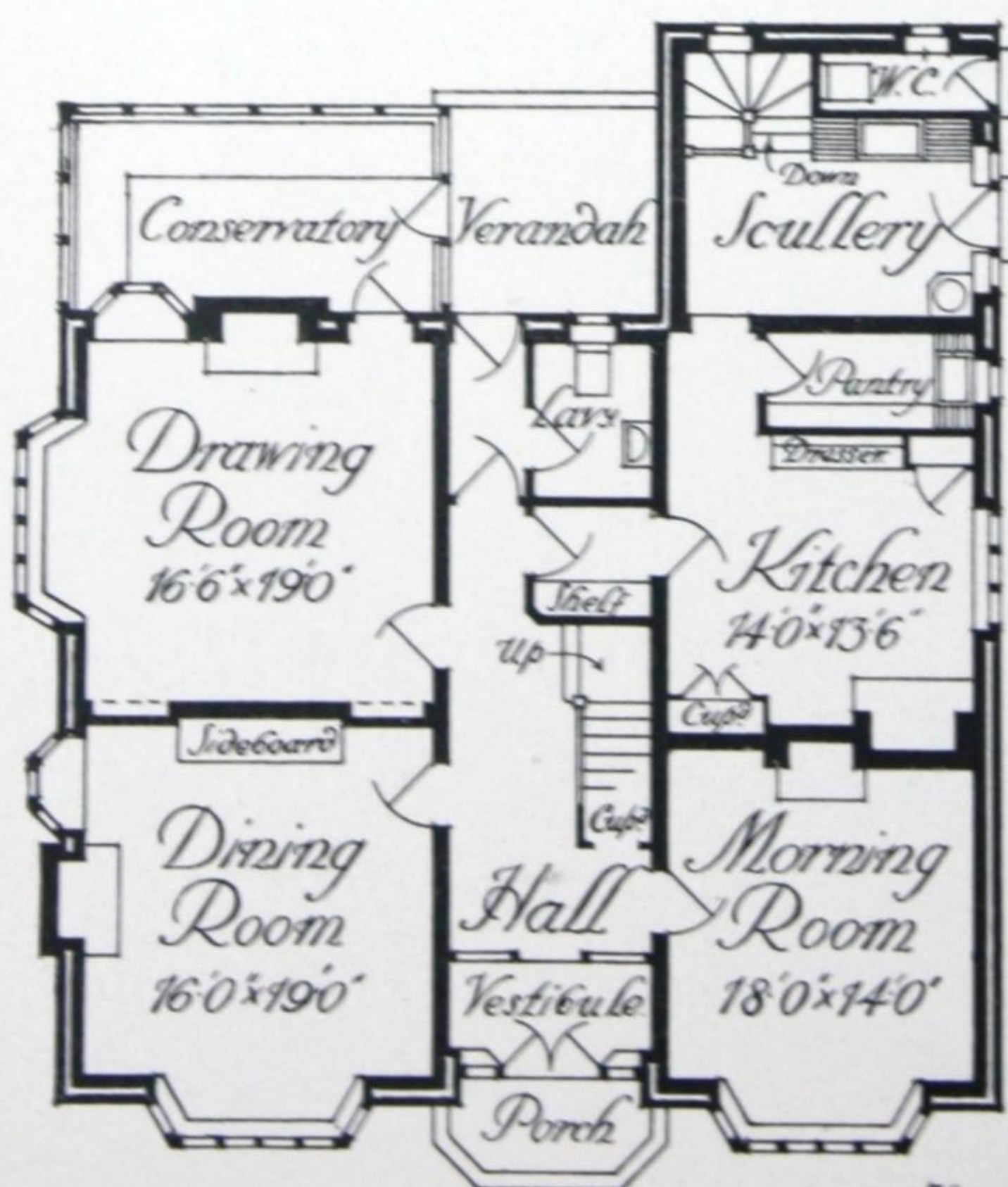
Plot:—40 ft.

Cost:—£455.



SMALL COUNTRY HOUSE.
Plot:—55 ft. Cost:—£675.

GROUND
AND
FIRST
FLOOR
PLANS
OF
HOUSE
on
opposite
page.





FAMILY RESIDENCE, SUTTON.

Accommodation:—as plans on last page, with Coal Cellars and Larder in Basement, and two good Bed Rooms and Box Room on Second Floor. It was expensively fitted throughout.

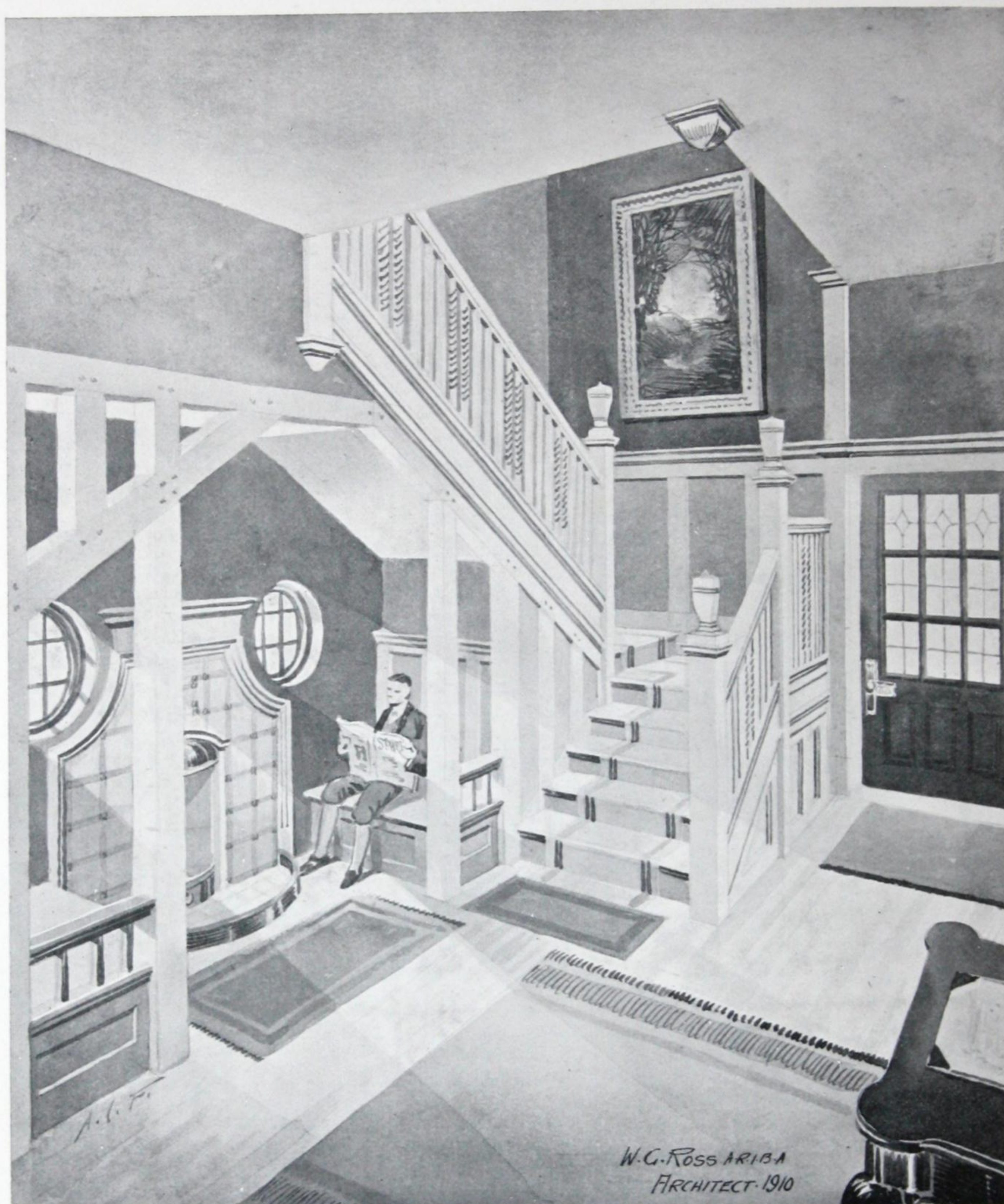
Reception Rooms: (1 & 2) 18' 0" x 16' 6"; (3) 17' 0" x 14' 0":

Bed Rooms: (1 & 2) 18' 0" x 16' 6"; (3) 17' 0" x 14' 0": Conservatory: 16' 6" x 8' 6":

Elevations:—Black tiles on roof. Red brick walls. Casement windows with frames painted white. Half timbering in gables and over bays stained dark, with white plaster panels. The entrance gates are of Teak with bronze fittings. The Dining Room walls are panelled in Austrian wainscot fumed and wax polished, and the ceiling is divided with oak moulded beams similarly treated, and the plaster panels and frieze are finished in Keen's cement left rough. The Staircase is of oak, and the Hall and Landing walls are panelled with oak battens laid on the plaster, and panels finished in self coloured green silk fibre paper.

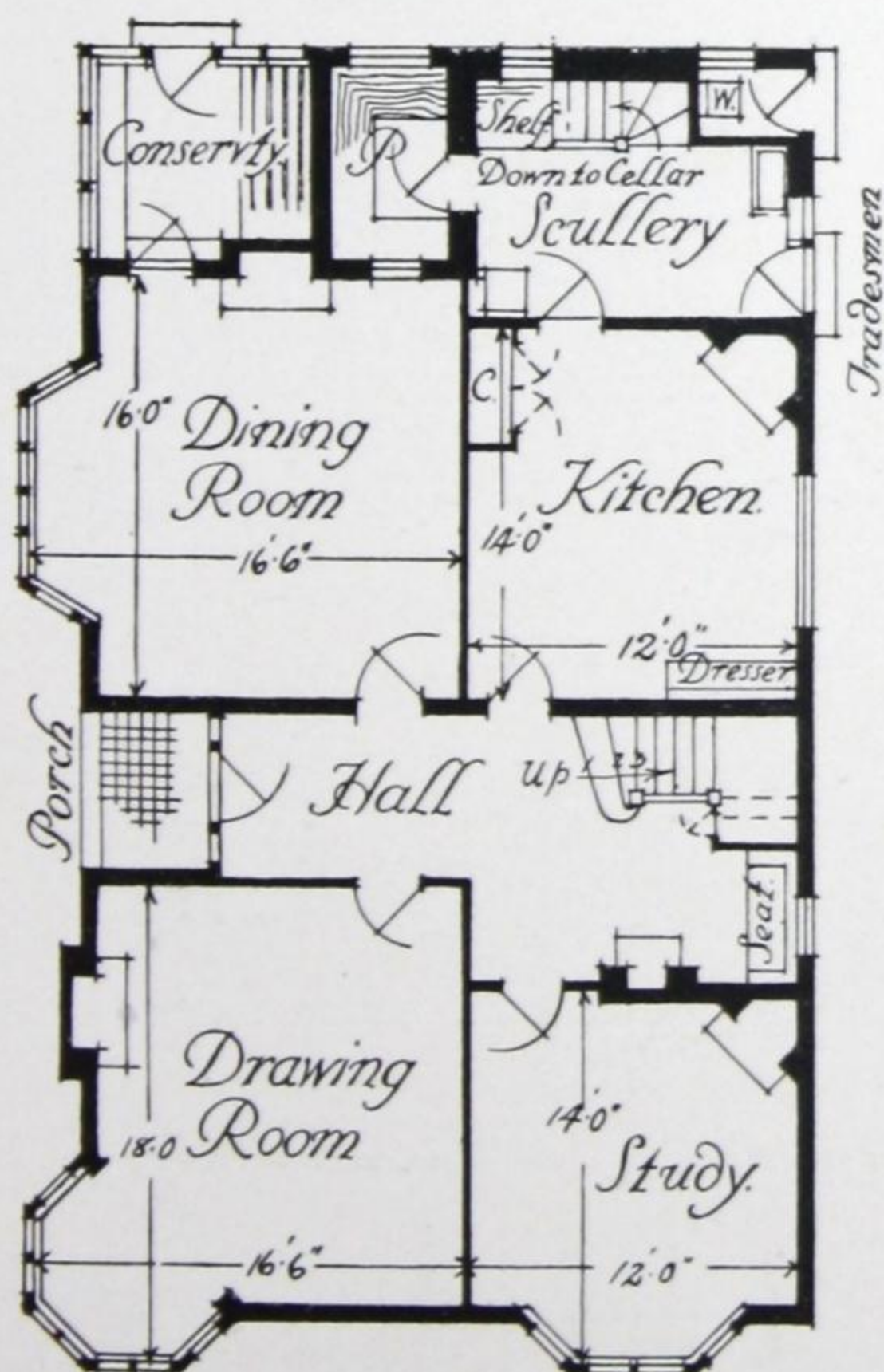
Plot:—75 ft.

Cost:—£1,815.

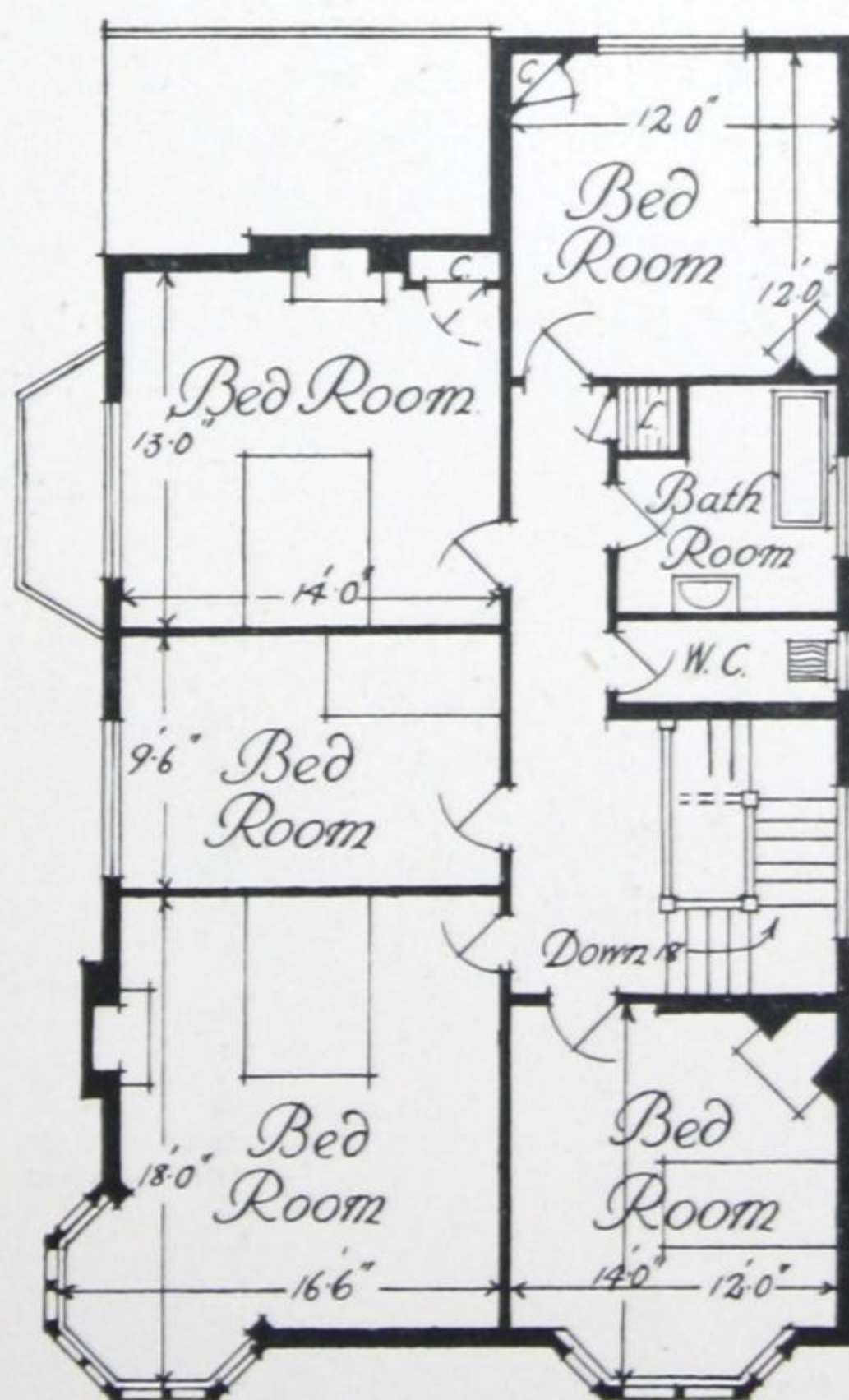


THE HALL AND STAIRCASE of house at Hornchurch, illustrated on pages 86 & 87.

The fireplace was specially designed, the metal work is armour bright iron, the tiles are vitreous without any glaze, cream and green in colour and the surround is oak fumed and wax polished.



Ground Floor Plan



First Floor Plan.

BUNGALOW RESIDENCE IN SURREY.

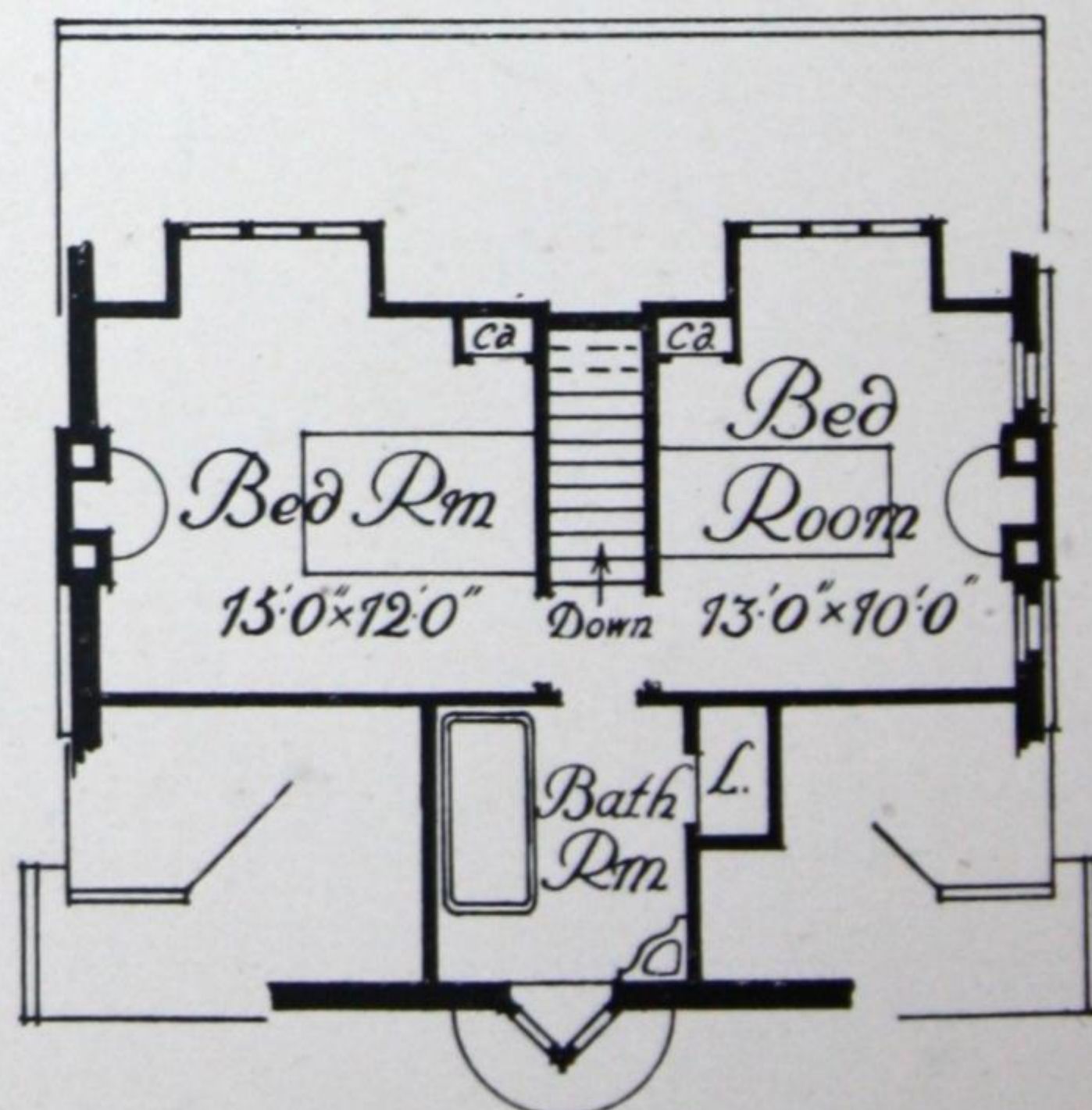
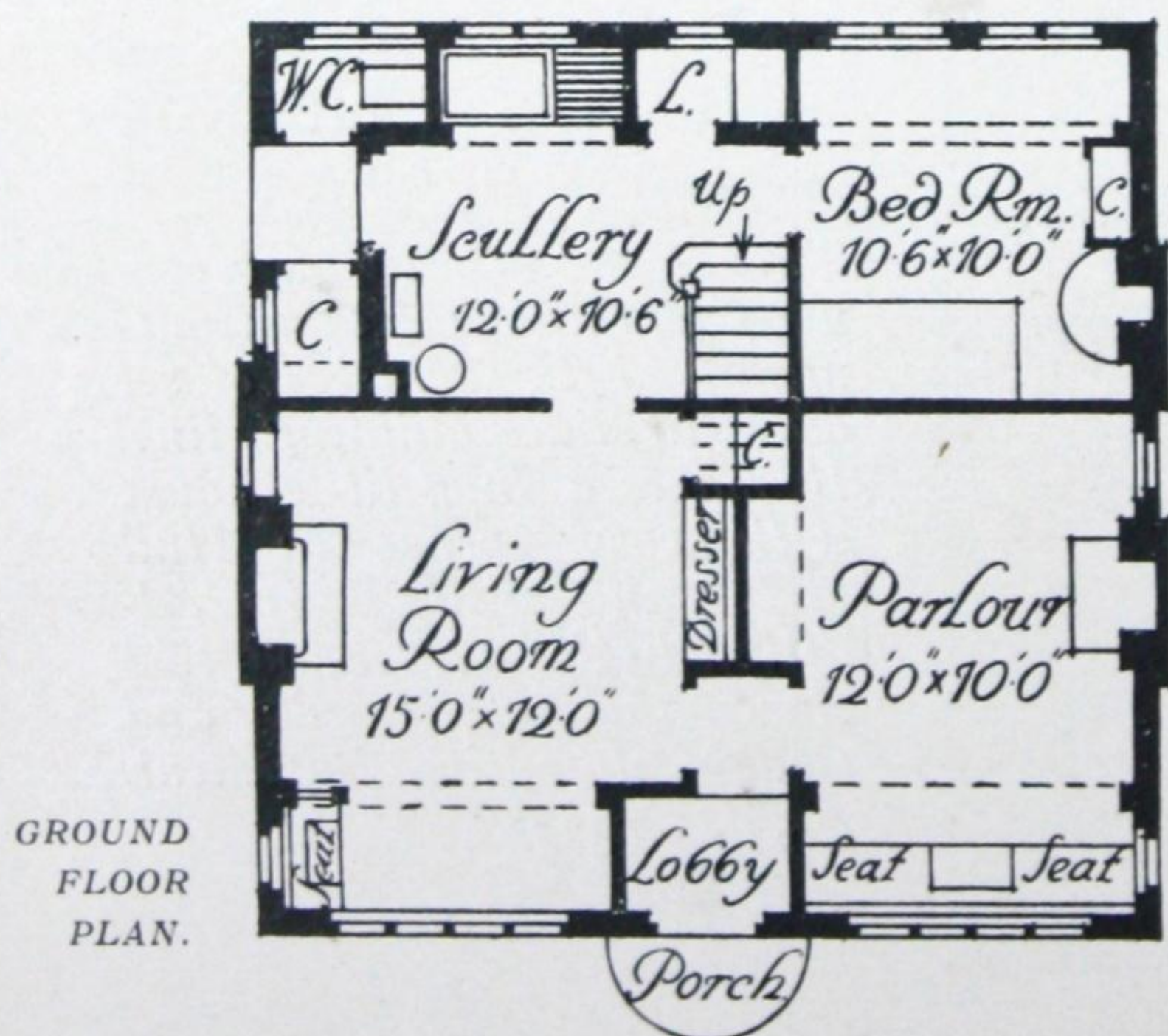
This house is built on a corner site and requires a frontage of 35 ft., exclusive of set back to side building line. It makes a snug little house with cosy corner in Hall under the stairs. In addition to the accommodation shewn there is a Larder and Coal Cellar in Basement.

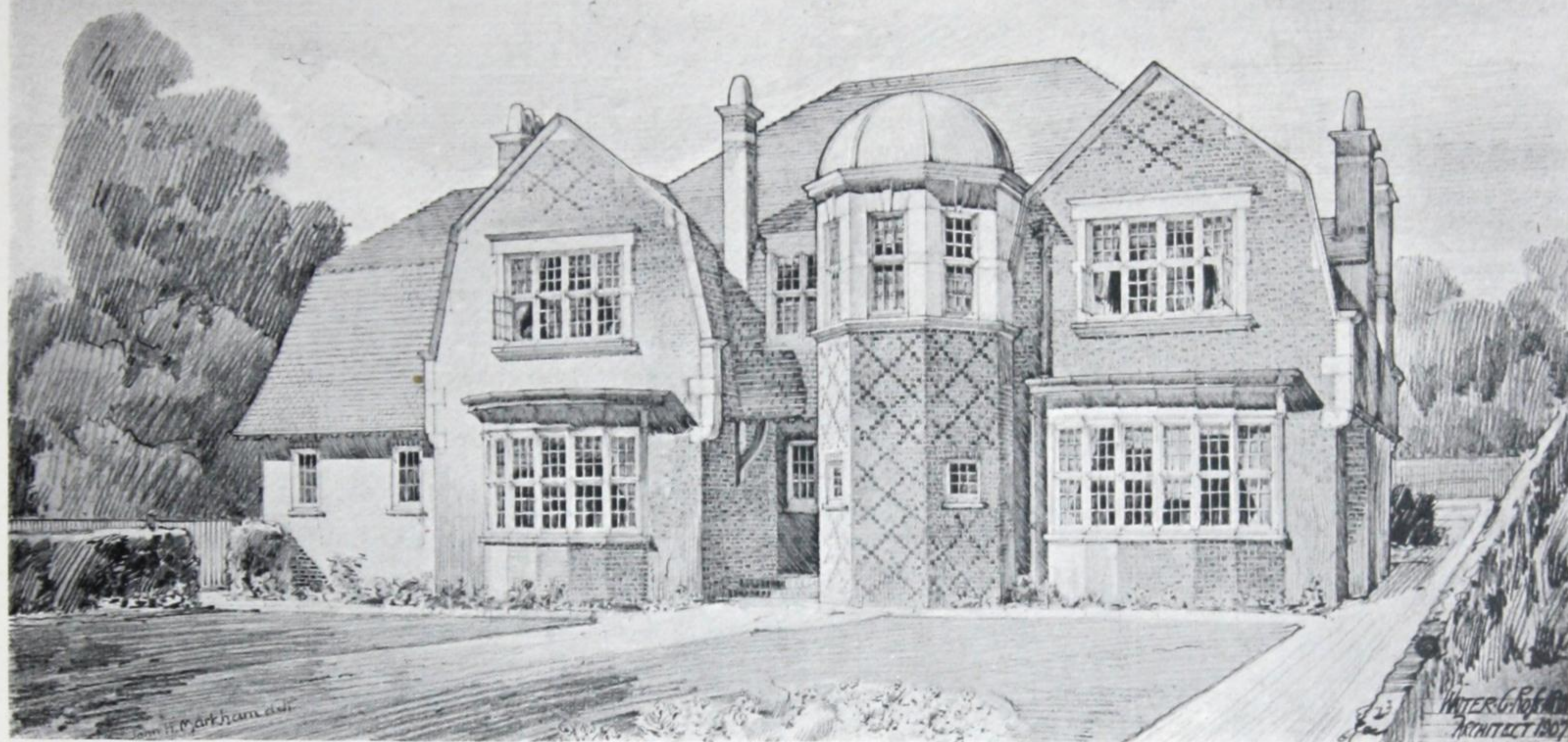
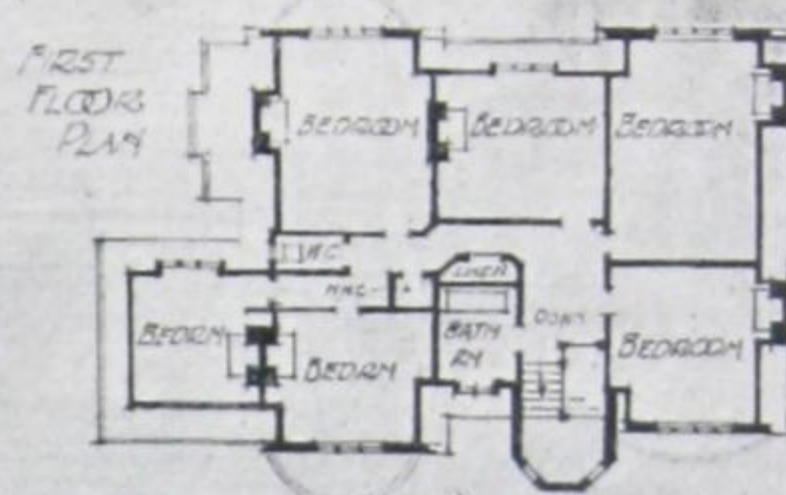
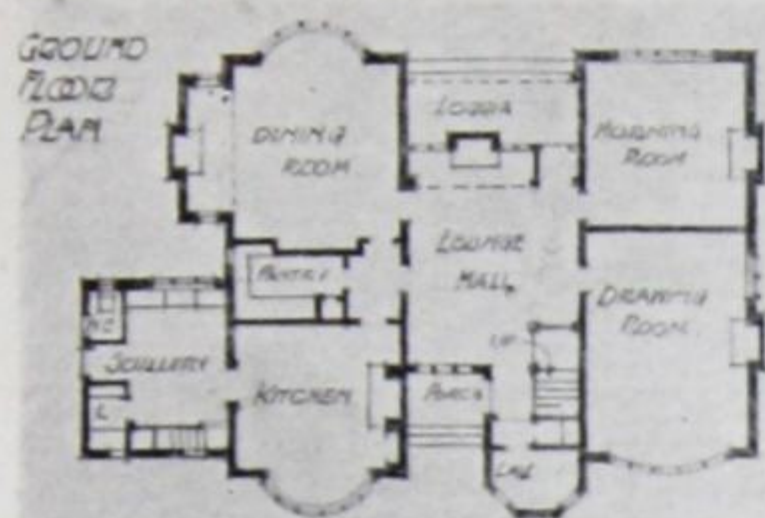
Cost :—£875.



EXHIBITION COTTAGE, ROMFORD GARDEN SUBURB.

This cottage is entered for, and is about to be built, in the competition for cottages costing not more than £375—organised in connection with the Exhibition of Cottages and Small Houses to be held at the Romford Garden Suburb in June and July, 1911. The cost of £375 has to include fencing, Architect's fees, and Builder's profit. It is to be built on a plot with a frontage of 35 ft. The plans and view sufficiently explain the accommodation and elevations.





COUNTRY HOUSE, SURREY.

This house has not yet been built, but complete working drawings have been prepared and the design has been thoroughly worked out.

Accommodation:—as plans with Coal Cellars and Larder in Basement.

*Reception Rooms: (1) 19' 6" x 19' 0": (2) 20' 0" x 15' 0":
(3) 15' 0" x 15' 0": Lounge Hall: 20' 0" x 15' 6":
Bed Rooms: (1) 20' 6" x 14' 0": (2) 17' 6" x 14' 0":*

Elevations:—Red brick with biscuit coloured terra cotta dressings, diaper pattern formed with over-burnt bricks. The roofs are covered with red tiles, and the turret roof is copper. Windows are metal casements glazed with leaded lights.

Plot:—75 ft.

Cost:—£1,725.



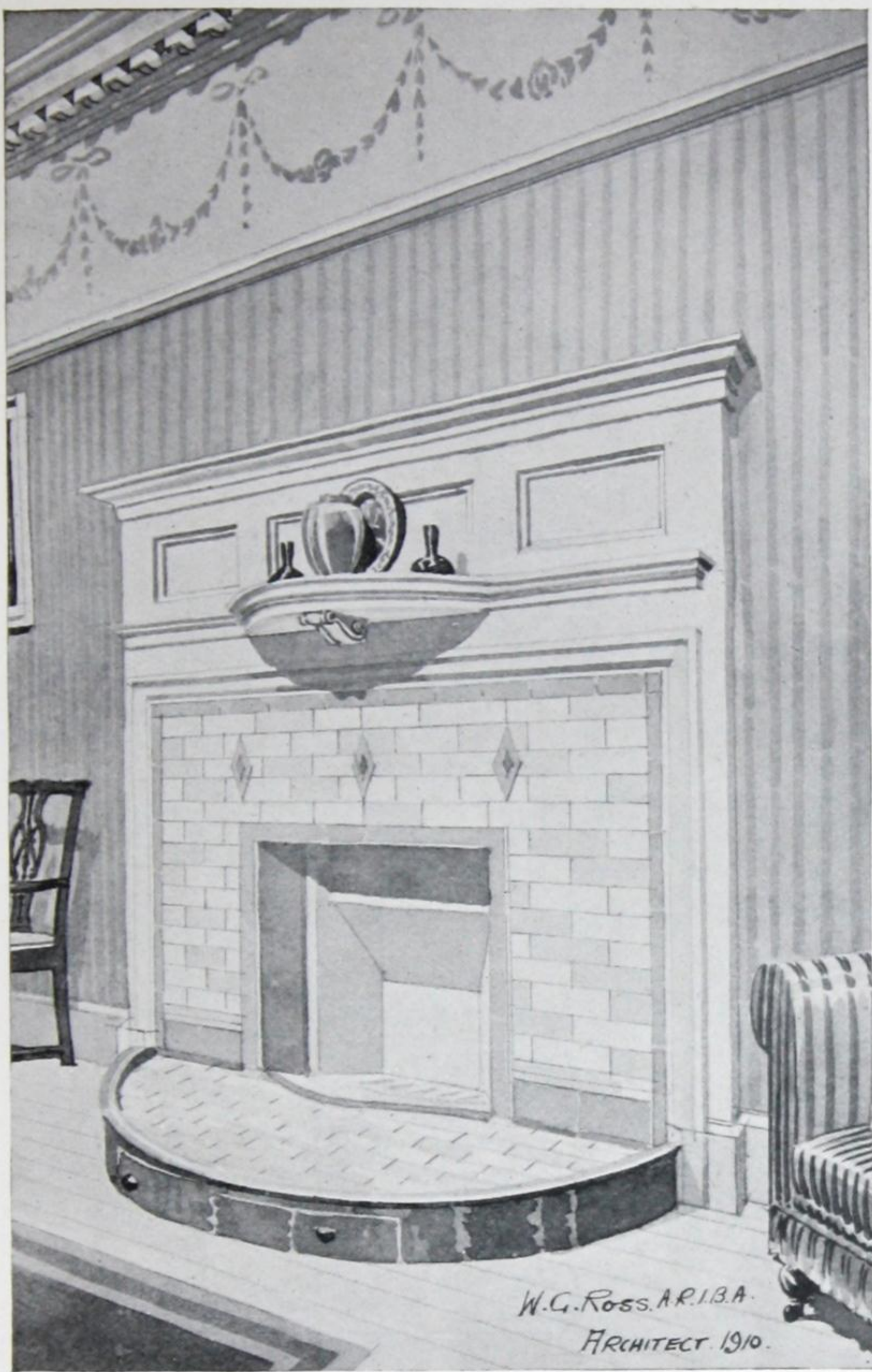
SUBURBAN HOUSE, SUTTON.

Accommodation:—as plans on opposite page, with good Bed Room and Box Room in Roof. This is a very complete and satisfactory plan, and the house has been built four times.

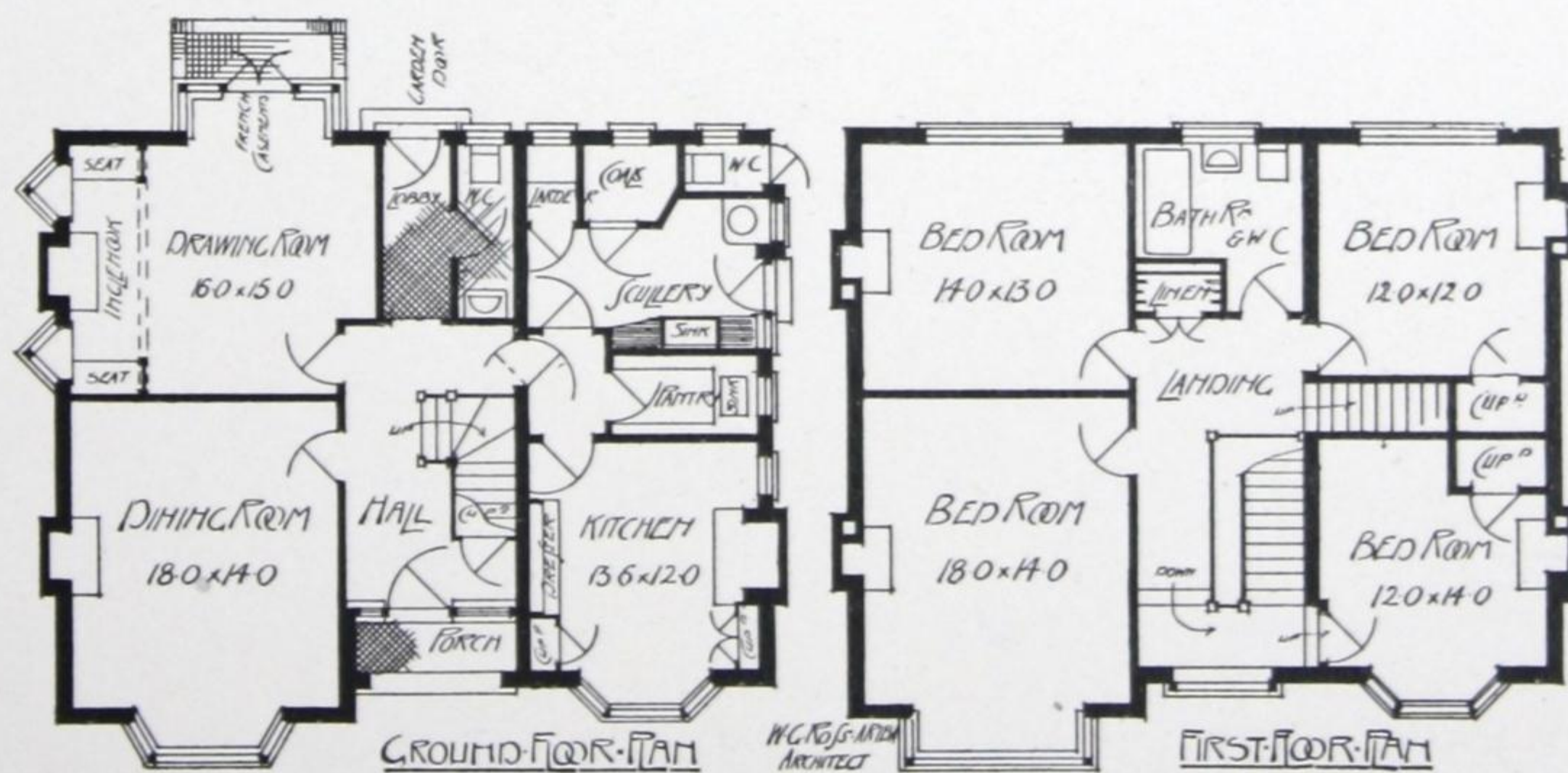
Elevations:—Roof covered with old tiles. Walls white rough cast, with biscuit coloured terra cotta arch and dressings to Porch, and tile hung gable and bays. Windows are casements with frames painted white, and barge rafters and brackets stained dark.

Plot:—50 ft.

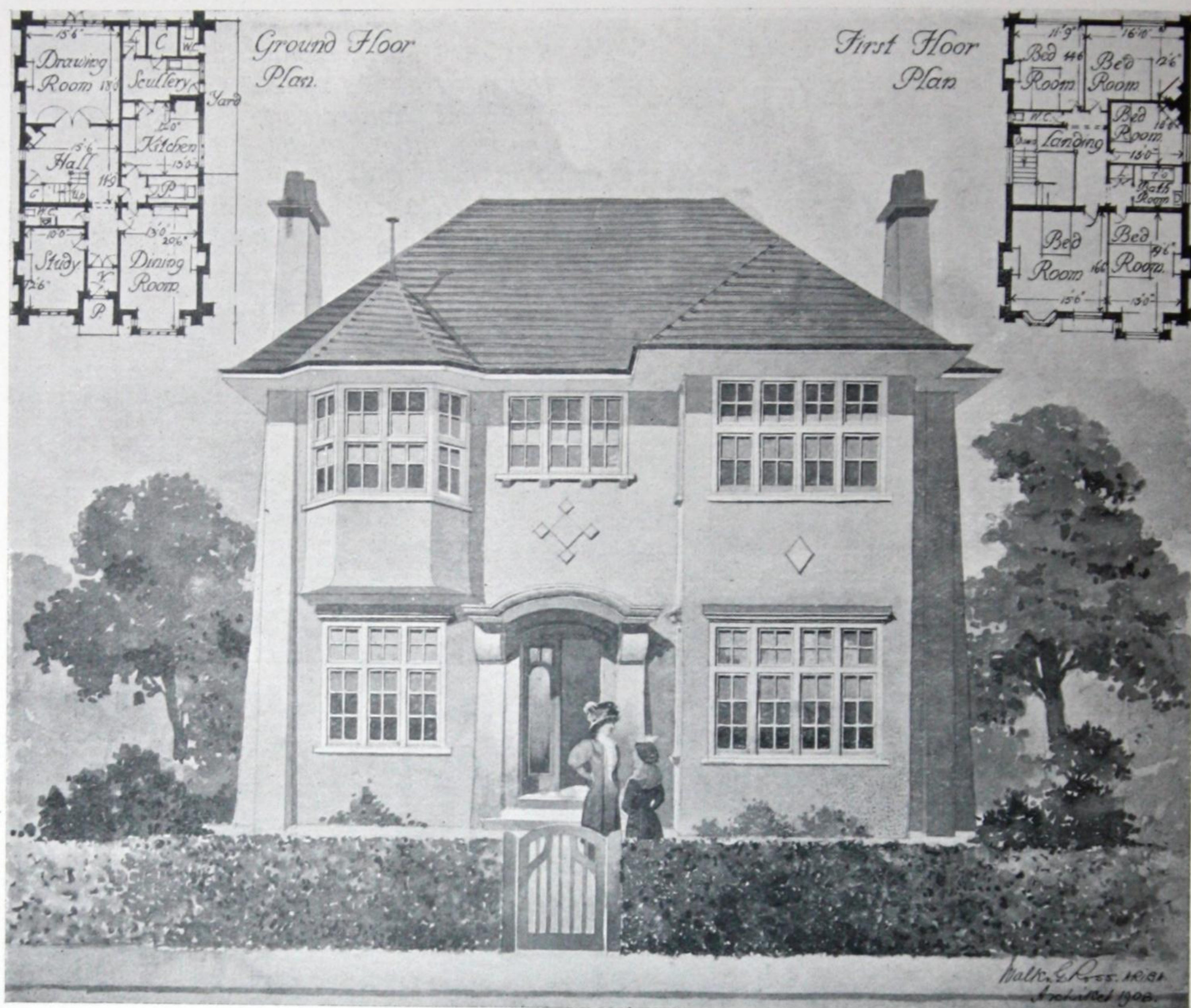
Cost:—£800.



A SIMPLE DRAWING ROOM FIREPLACE:
the curb and frame are brass with
an "oil and emery" finish, and
the squints are of polished steel.
The tiles are green and white vit-
reous tiles without glaze, and the
mantel is of pine enamelled white.



PLANS REFERRED TO ON OPPOSITE PAGE.



HOUSE AT WESTCLIFF-ON-SEA.

Accommodation:—as plans. Note the Lounge Hall running up two floors with Landing forming a Gallery round it, giving breadth and spaciousness very unusual in a small house. For sketch of the Lounge Hall see next page.

Reception Rooms: (1) 20' 0" x 13' 0": (2) 18' 0" x 15' 0":
(3) 12' 6" x 10' 0": *Lounge Hall*: 15' 0" x 12' 0":
Bed Rooms: (1) 16' 6" x 15' 0": (2) 20' 0" x 13' 0": (3) 16' 9" x 12' 6":

Elevations:—Bright red tiled roof, wide eaves, white stucco walls. The windows are casements with frames stained dark and oiled.

Plot:—40 ft.

Cost:—£1,050.

THE HALL
AND
STAIRCASE.





RESIDENCE, LANGLEY PARK, SUTTON.

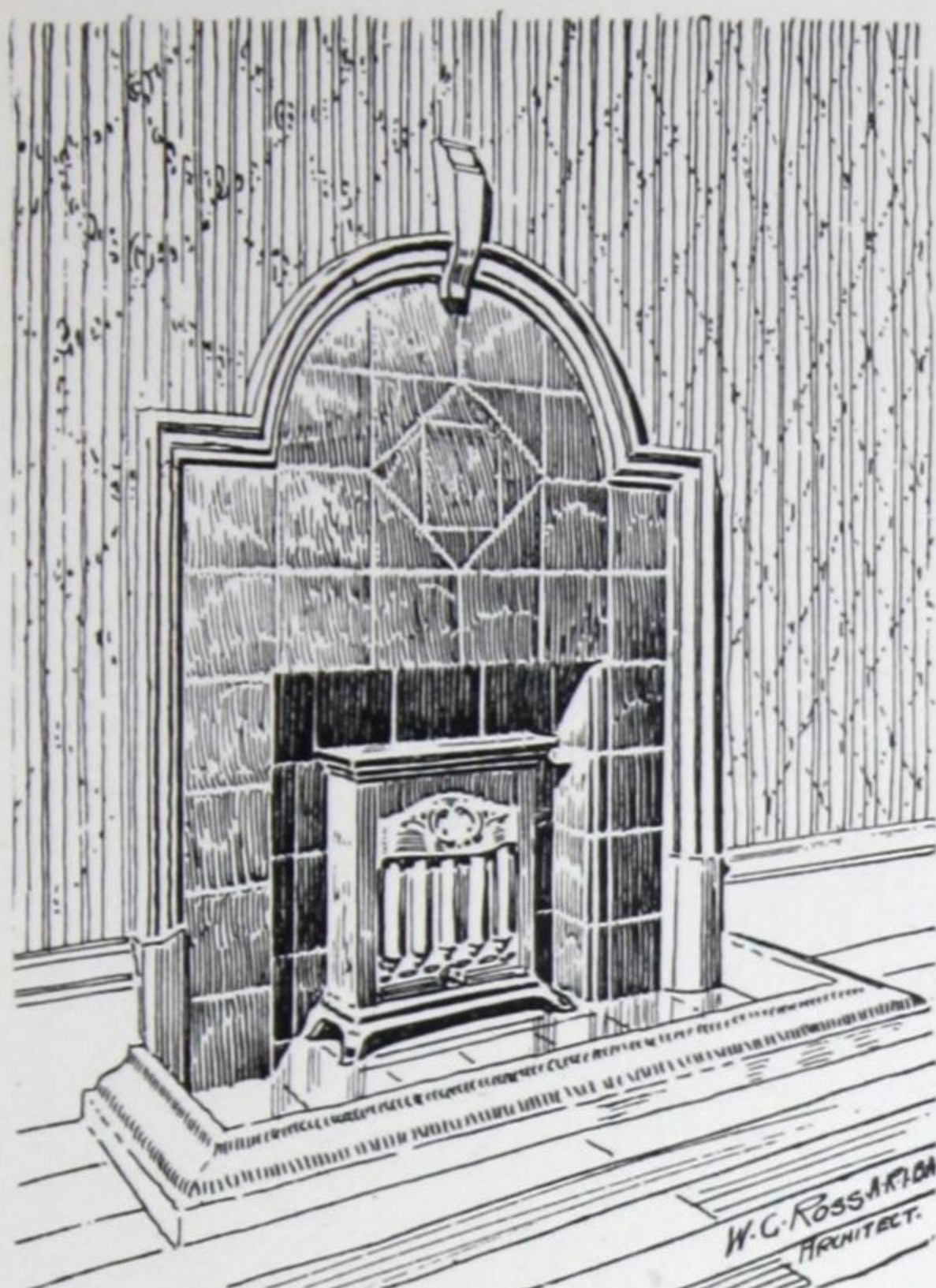
This house has been built four times, and the plan is very satisfactory where a Lounge Hall is not desired.

Accommodation:—as plans on opposite page, with Coal Cellar and Larder in Basement, and Bed Room and Box Room in Roof. The Dressing Room on First Floor is large enough for a single Bed Room.

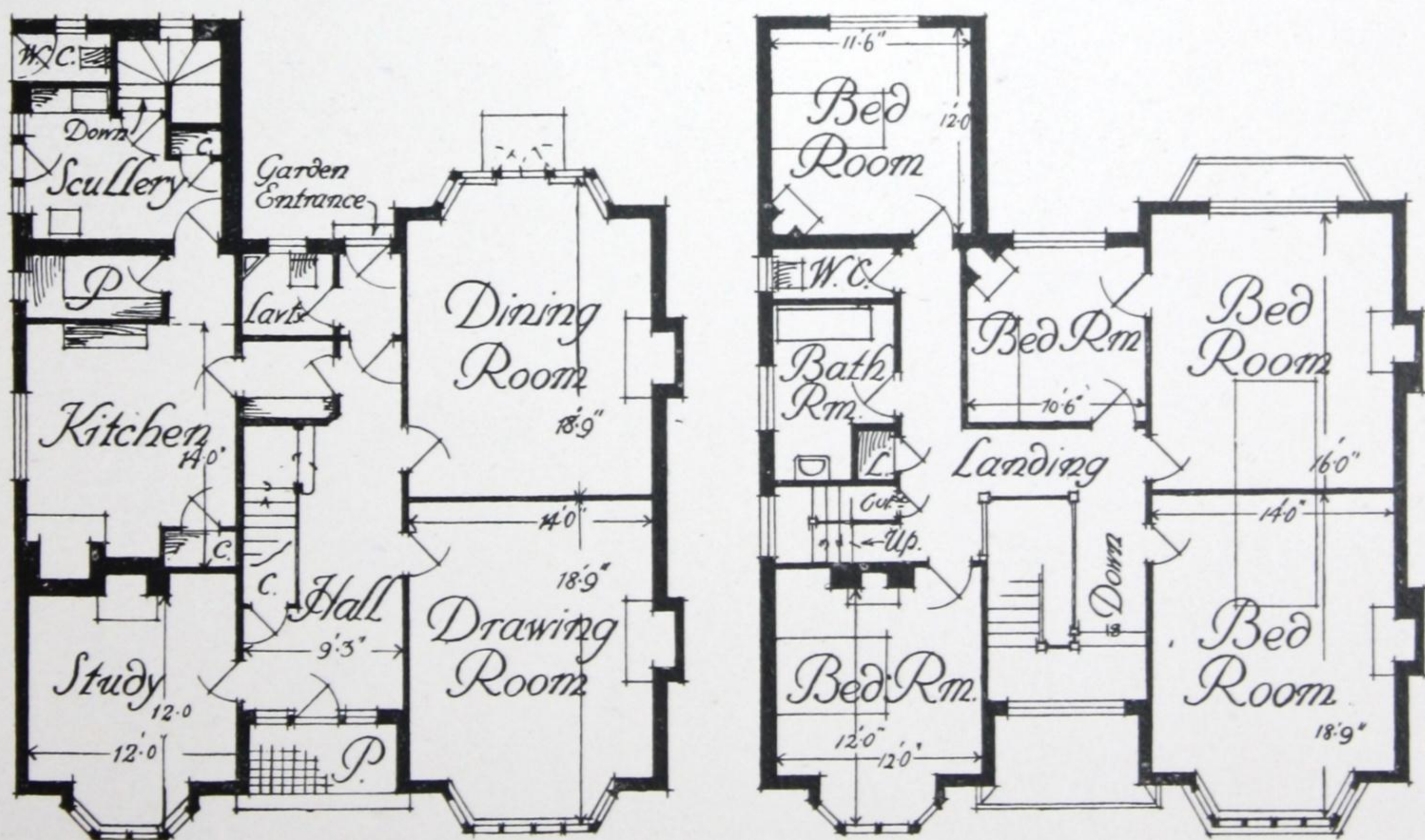
Elevations:—Bright red tiled roof. White rough cast walls, and tile hung gables and bays.

Plot:—50 ft.

Cost:—£950.



A FIREPLACE FOR A GAS STOVE. The tiles are green antique Tudor tiles with wide joints and the surround is in pine enamelled white.



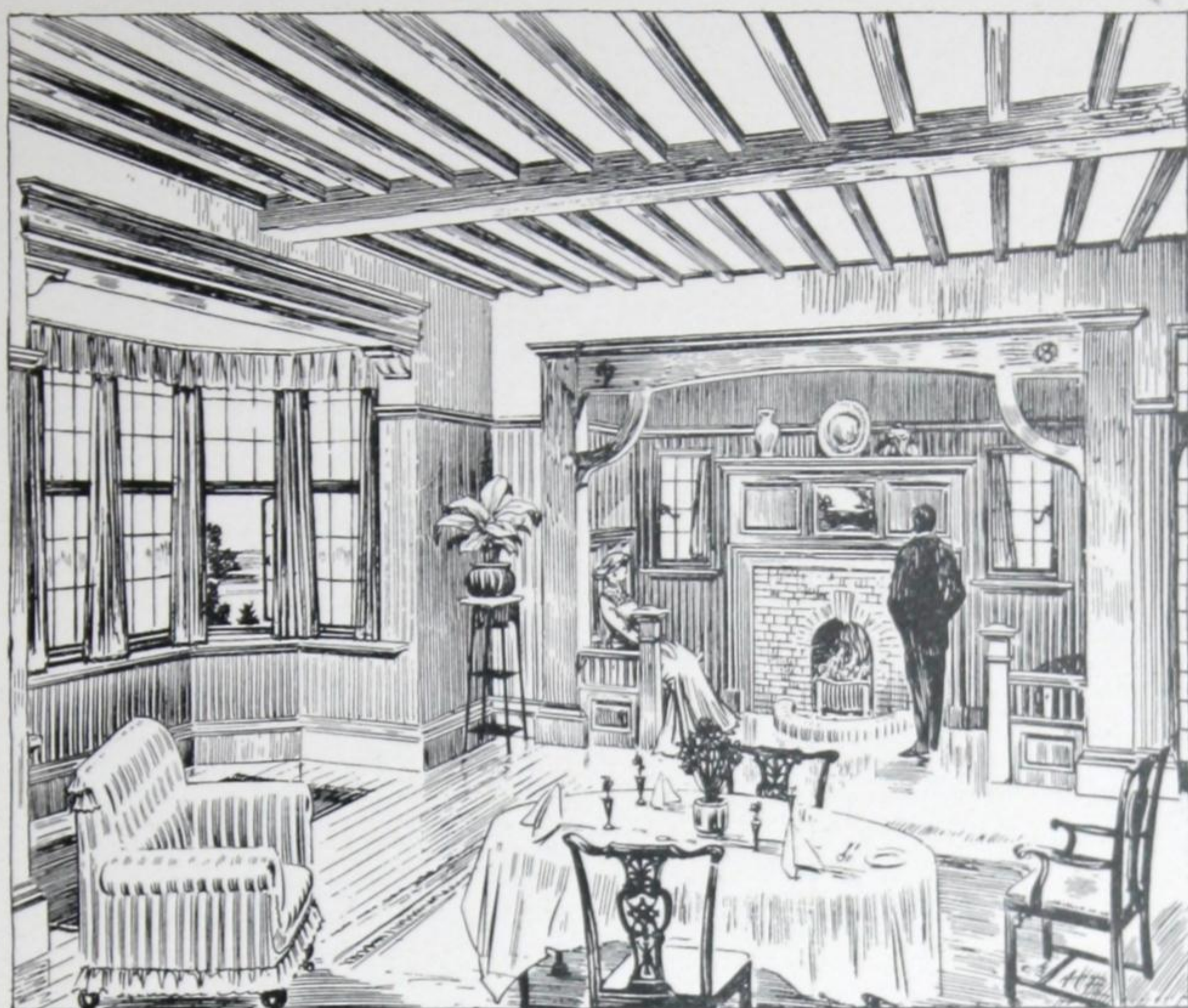
GROUND AND FIRST FLOOR PLANS OF HOUSE on preceding page.



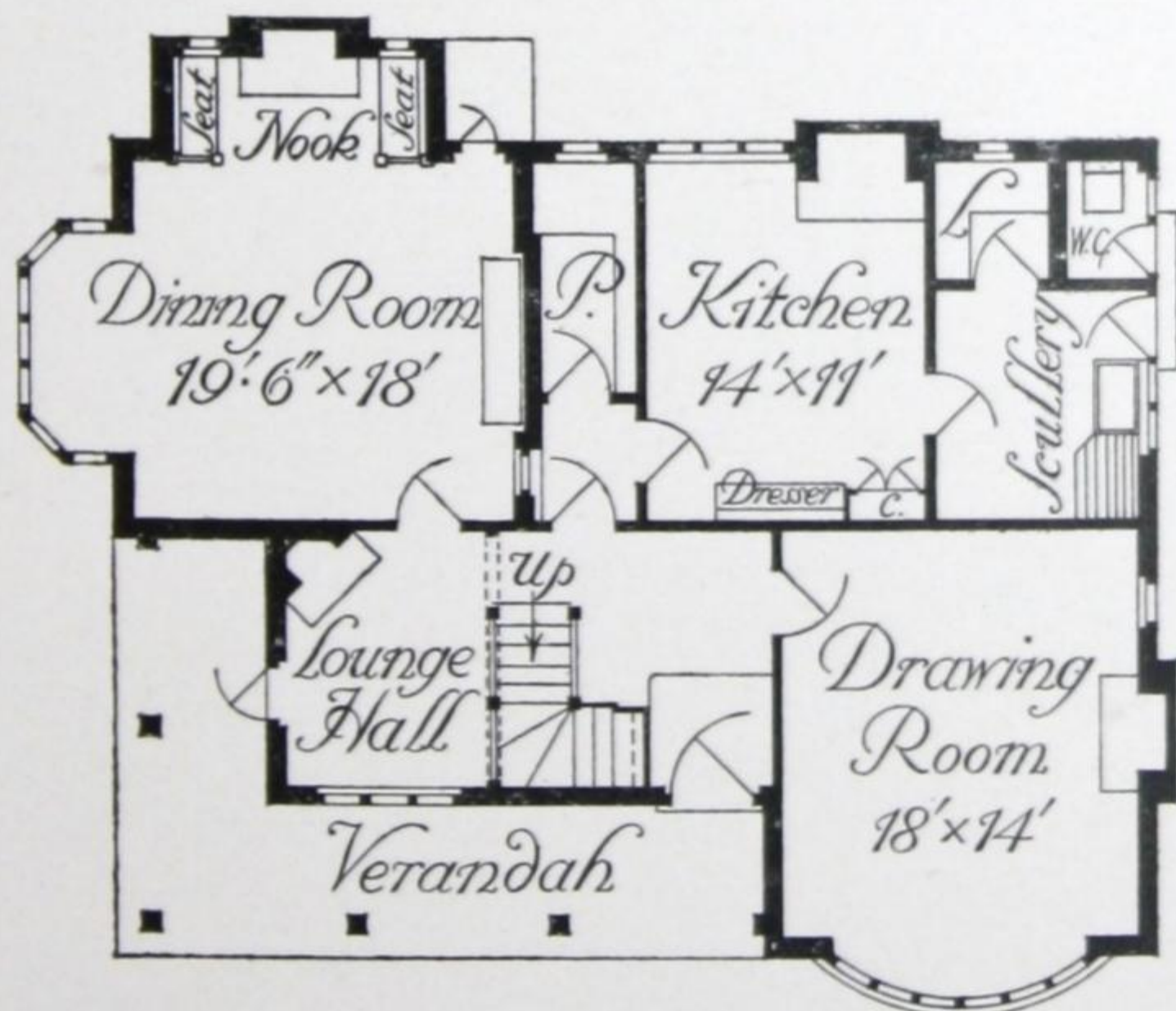
COUNTRY COTTAGE on a CORNER PLOT.

Accommodation:—as plans on opposite page with, in addition, a Bed Room 12' x 9' in roof.

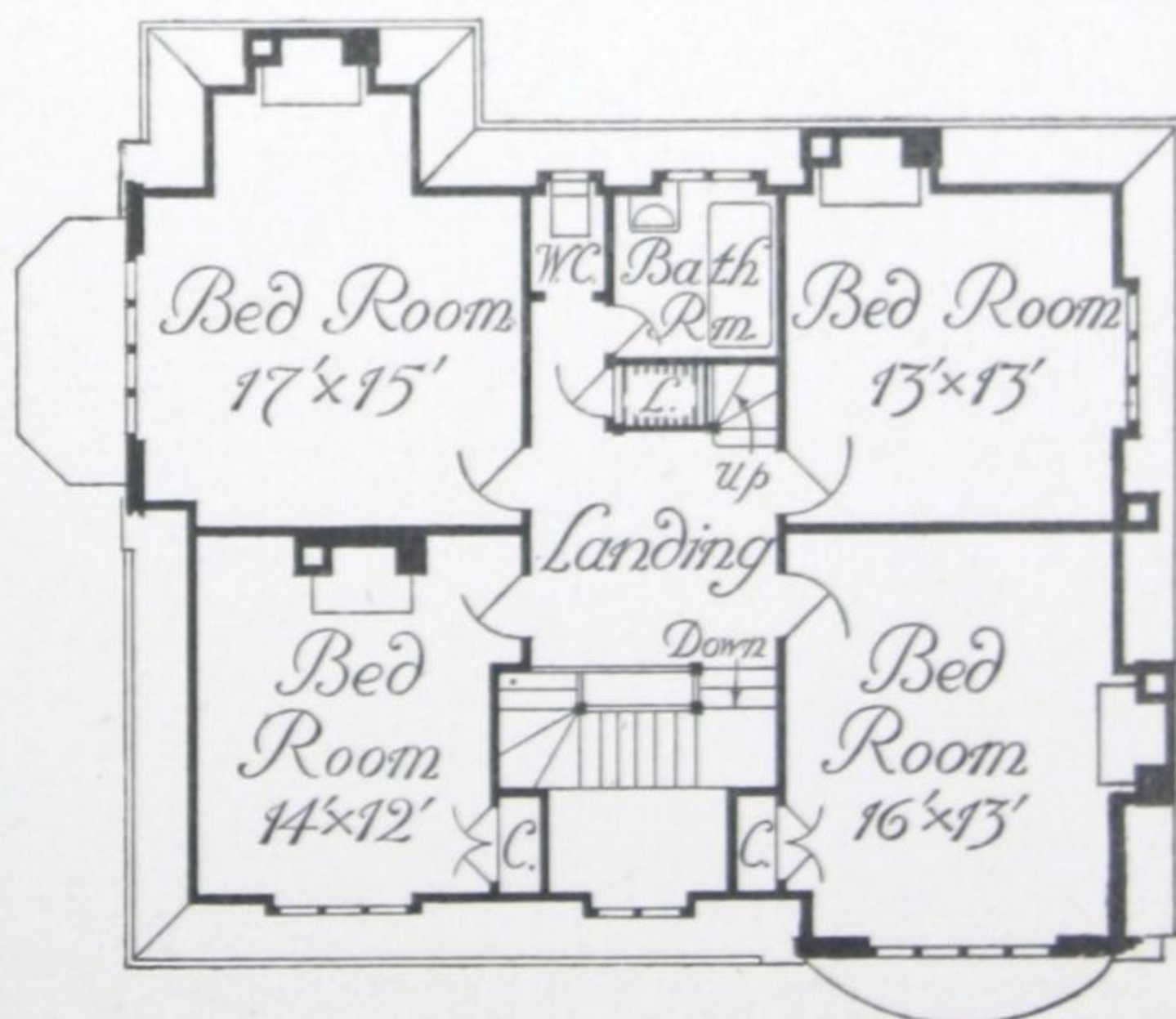
Elevations:—Red tiled Mansard roof. White rough cast walls. Wrought iron casement windows glazed with leaded lights. All wood work painted green. Plot:—50 ft. exclusive of set back to side building line. Cost:—£750.



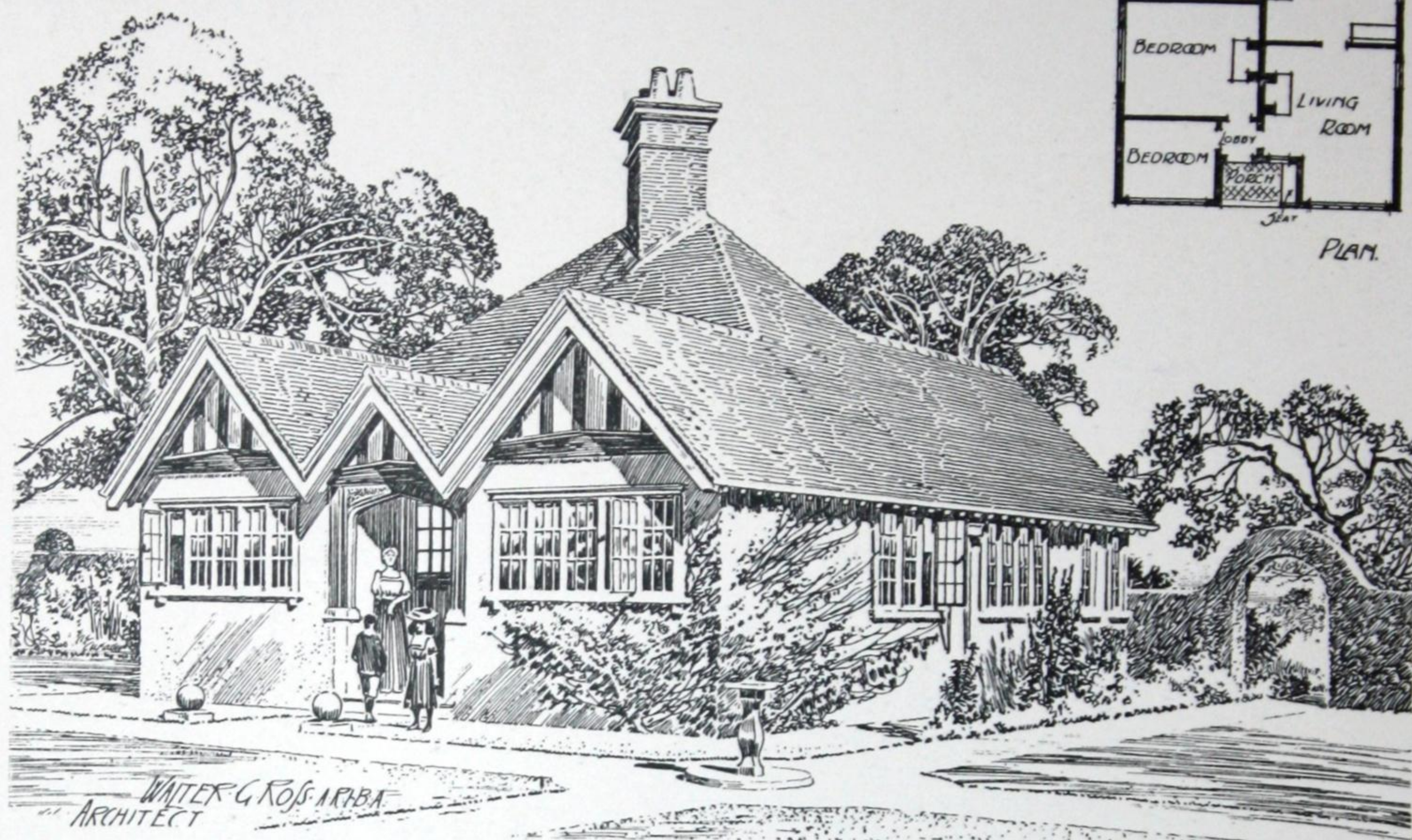
THE DINING ROOM.
The ceiling beams are
of deal stained and the
ingie is fitted up in oak.



Ground Floor Plan



First Floor Plan



GARDENER'S COTTAGE, WARE.

It is also suitable for a gentleman's holiday cottage. Cost :—£398.

Accommodation :—as plans.

Living Rm. : 15' x 13' : Kitchen : 13' x 11' :
 Bed Rms. : (1) 13' x 10' : (2) 13' x 8' : (3) 9' x 8' :

Elevations :—Red tile roof. White rough cast walls with oak joinery. Wrought iron sashes with leaded lights.

SEMI-DETACHED HOUSES, SUTTON (see opposite page).

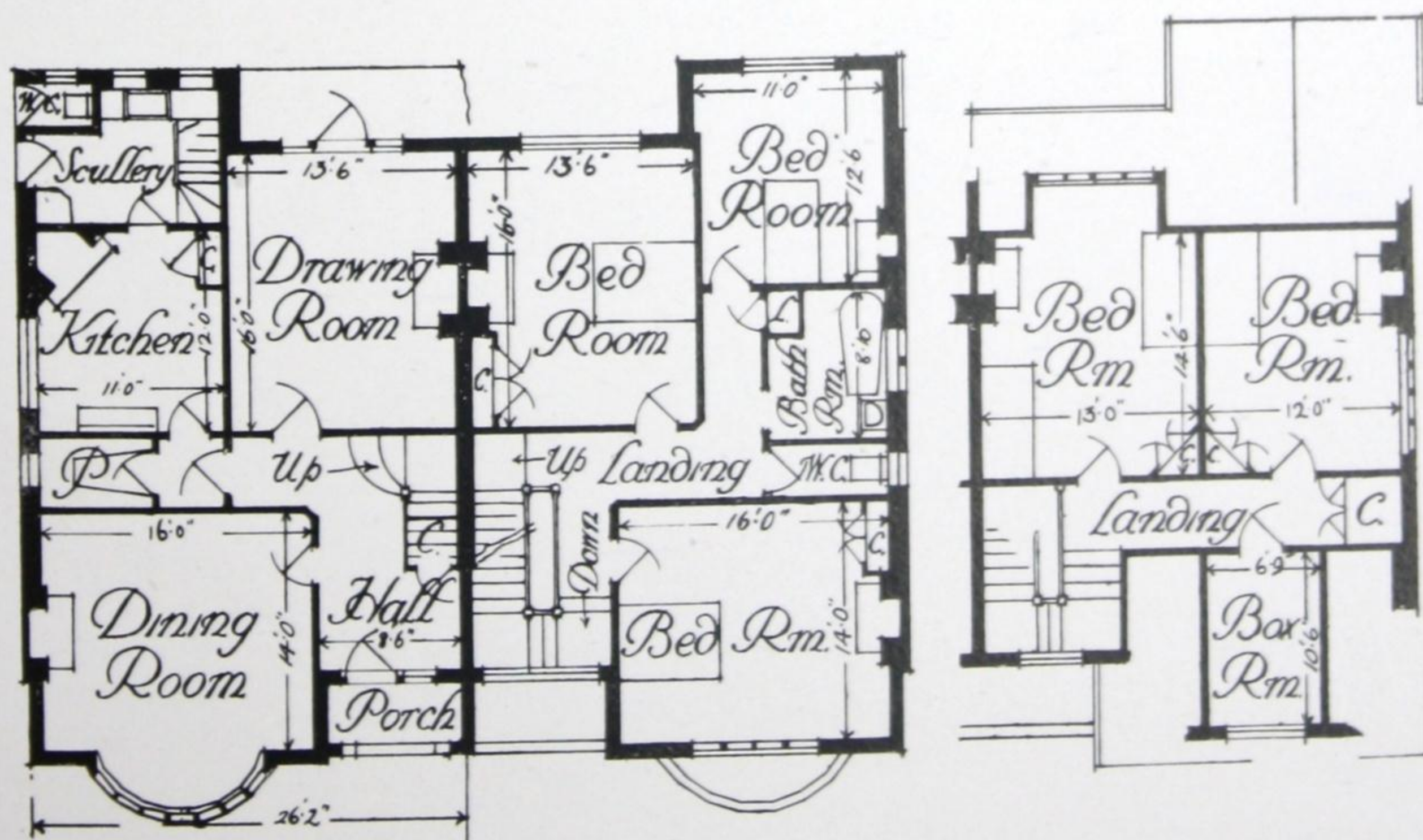
Accommodation :—as plans on next page, with Basement. All the Bed Rooms are a good size and the stairs are wide, easy and well-lighted.

Elevations :—Roofed with black tiles and the walls are white rough cast with tile paterae, arches and quoins. The frames painted green, and the rafters are stained. The front doors are of oak.

Plots :—32 ft. 6 ins. each. Cost :—£750 each.



SEMI-DETACHED HOUSES, SUTTON, for particulars see opposite page.



GROUND,
FIRST &
SECOND
FLOOR
PLANS.



HOUSE AT HORNCHURCH.

Accommodation :—as plan, with Five good Bed Rooms on the First Floor. The Hall and Staircase are illustrated on page 72.

Elevations :—Strong buff coloured rough cast walls, and dark sand faced tiles on roof. Windows are wrought iron casements glazed with leaded lights. The wood work is painted white, and the iron work is finished dead black.

Plot :—60 ft.

Cost :—£800.



THE DINING ROOM.—The ceiling beams and beams over recess and bay opening are deal stained dark, and the frieze and ceiling panels are rough cast. The walls below picture rail are distempered. The fireplace was specially designed, the mantel is in oak, the canopy and curb are armour bright iron, and the panels and hearth are pale green vitreous tiles without glaze.



COTTAGE, PURTON, WILTS.

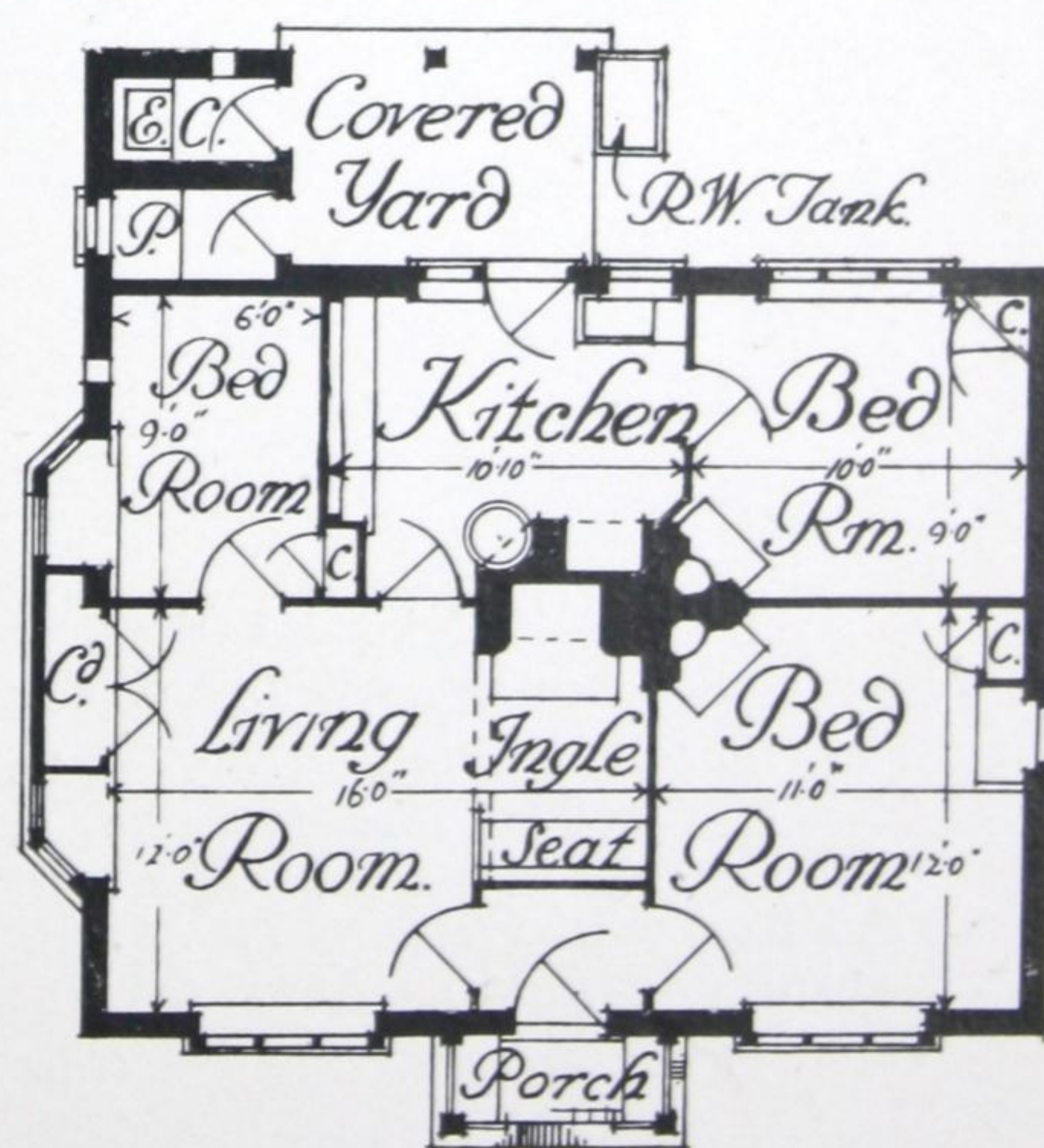
A Cottage of this type was built at Letchworth, the First Garden City, and attracted considerable attention during the Exhibition of Cottages there. It has since been built many times, and in this case was for the head gardener on an estate, but with slight modifications it can be adapted for a labourer's occupation, for small Holdings, or for a gentleman's week-end cottage. Bed Rooms and Bath Room have been arranged in the roof without materially altering the plan.

Accommodation:—as plan on next page with detached shed for Coals.

Elevations:—It is roofed with a patent tile which is a good and economical covering and can compete in price with slates. The walls are rough cast and the gables are half timbered. The wood work is stained dark oak.

Plot:—40 ft.

Cost:—£210.



PLAN.



RESIDENCE IN ESSEX.

Accommodation:—as plans on next page.

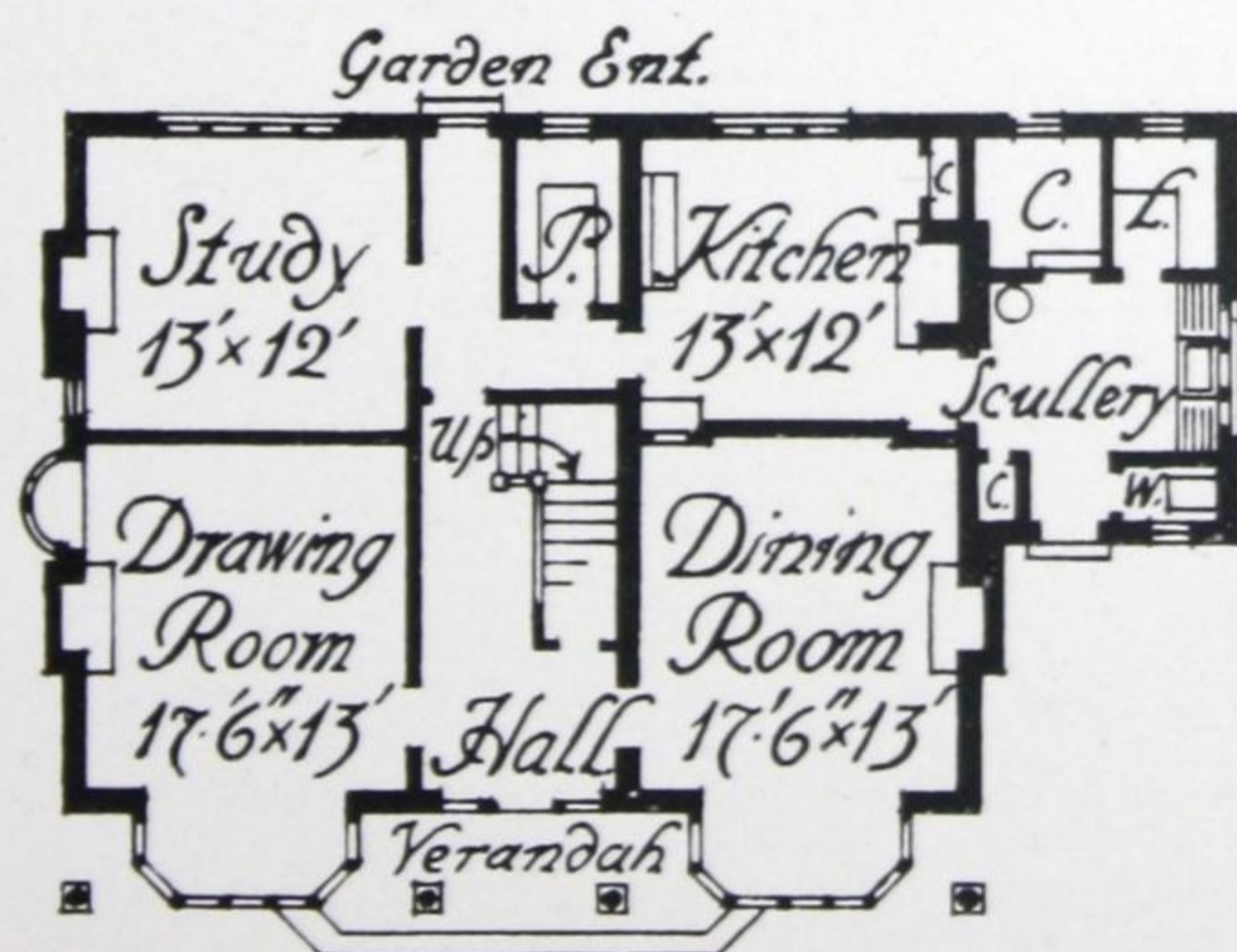
Elevations:—Walls are covered with rough cast, buff colour, and the roof is covered with dark brown tiles. The columns are cast iron finished with metal lathing and cement and painted to match rough cast.

Plot:—65 ft.

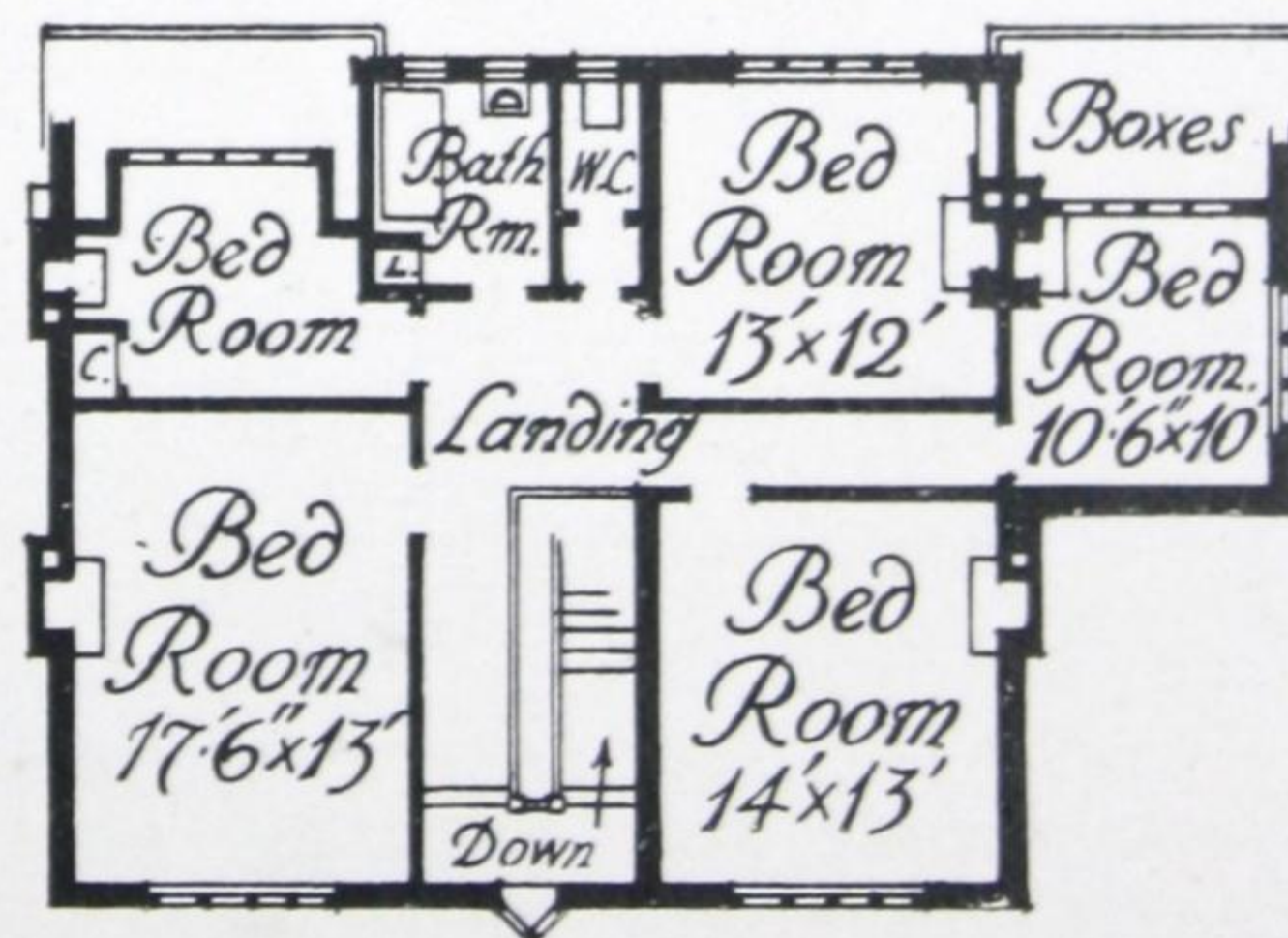
Cost:—£825.



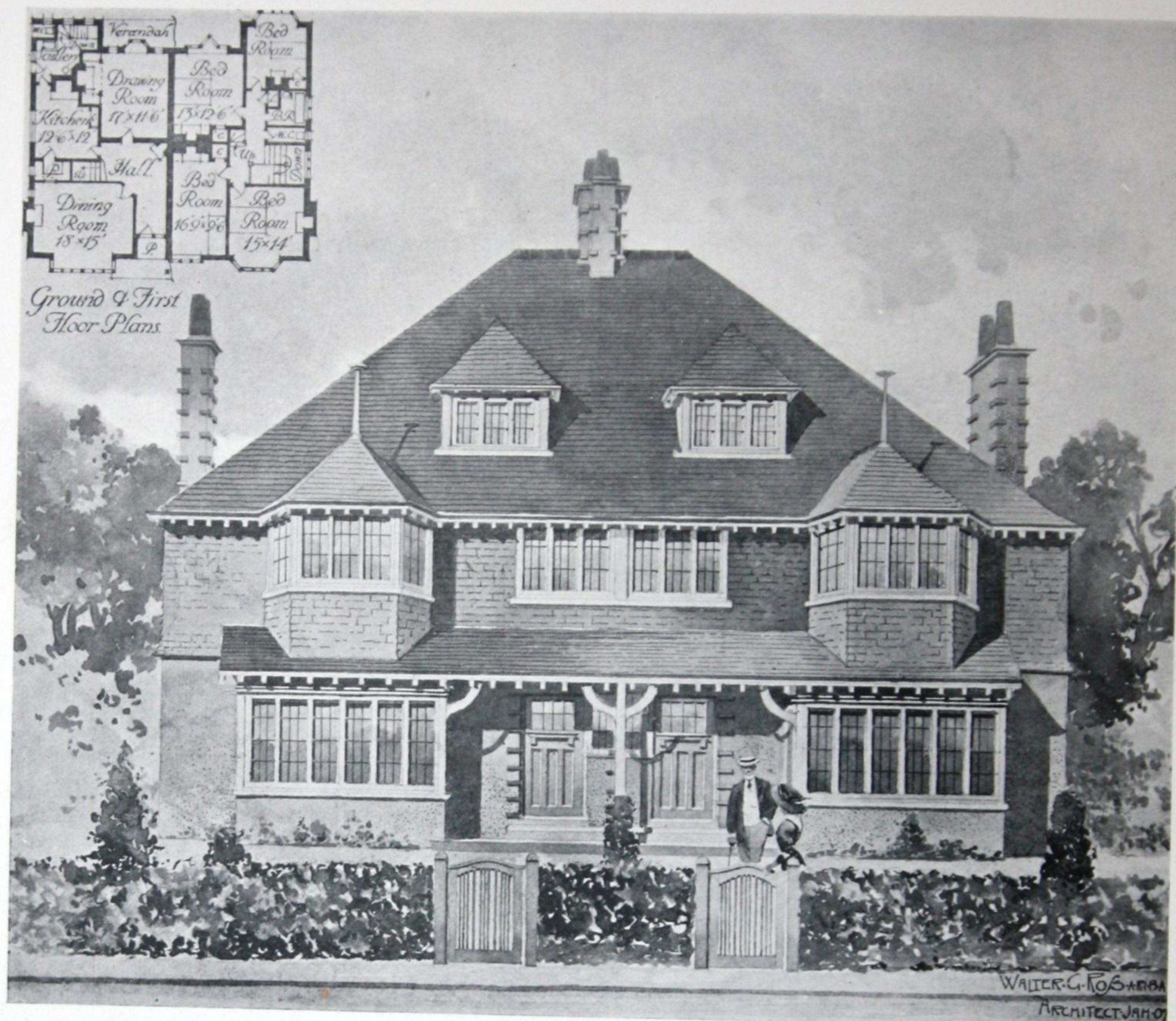
A HALL FIREPLACE
designed for an
anthracite stove. It
is in red brick and
tiles with rough
cast between the
keys. The surround,
brackets and shelf
are of oak fumed
and waxed polished.



Ground Floor Plan.



First Floor Plan.



SEMI-DETACHED HOUSES.

Accommodation:—as plans, with Coal Cellar and Larder in Basement and large Bed Room and Box Room in roof.

Elevations:—Roofs covered with black sand faced tiles giving the appearance of an old roof. Walls covered with bright red hanging tiles and white stucco. The quoins of chimneys and round front doors are of tiles. The windows are steel casements glazed with leaded lights.

Plots:—30 ft. each.

Cost:—£710.

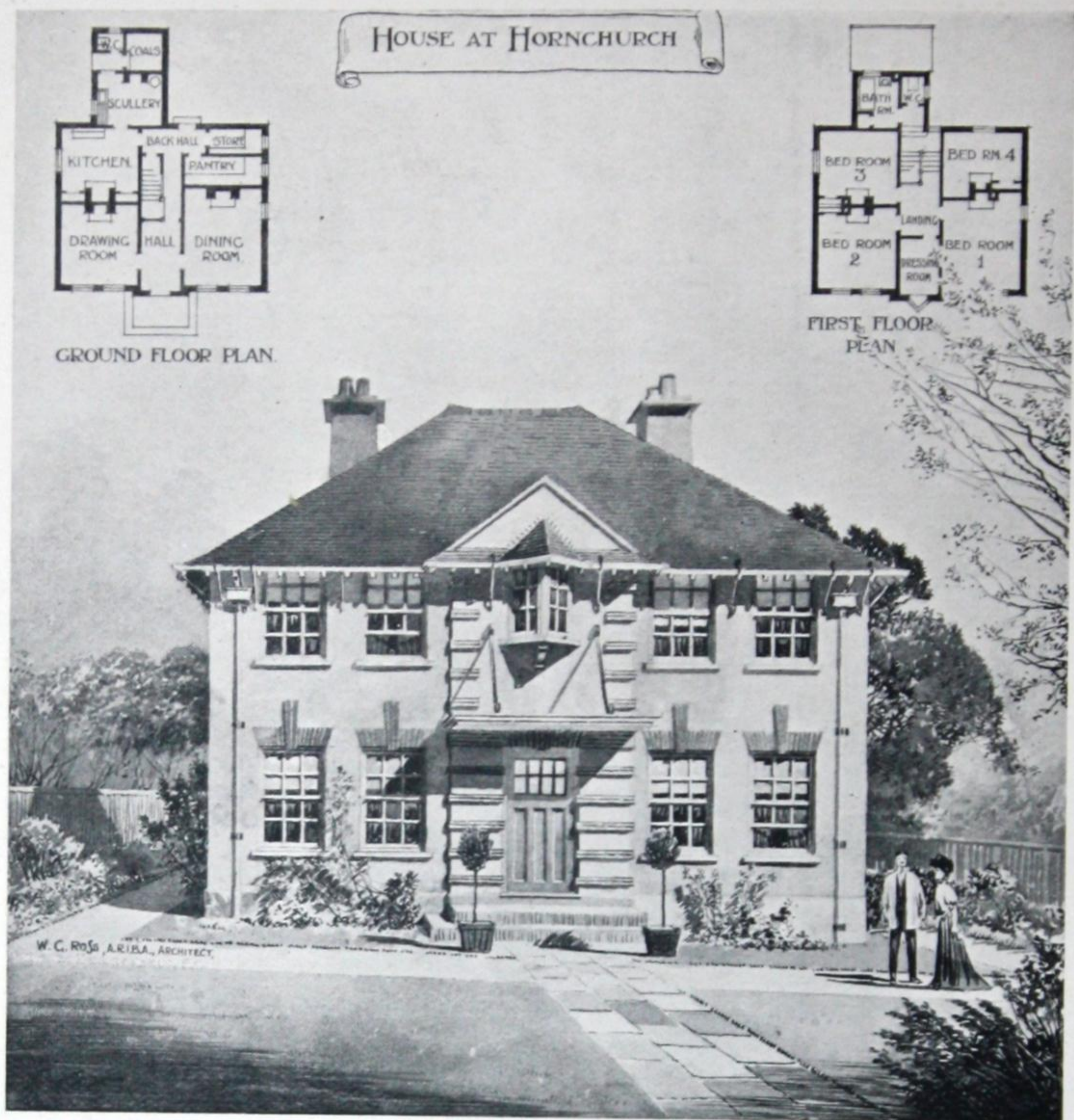


HOUSE, CAMBORNE ROAD, SUTTON.

*For plans and particulars see page 55,
where the same house is shewn built in
pairs.*

Plot :- 50 ft.

Cost :—£750, or £735 each if built in pairs.



DETACHED VILLA, HORNBURCH.

Accommodation:—as plans.

Elevations:—Red tiled roof, cream coloured rough cast walls with rubbed and gauged red brick arches, keys, quoins and bands, sash windows with the whole of boxing exposed, the eaves are finished with wrought iron gutter brackets.

Plot:—50 ft.

Cost:—£575.

